

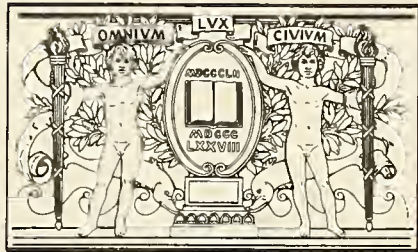
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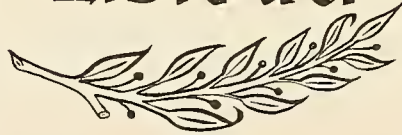
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**BOSTON PARKS
& RECREATION
RECOVERY ACTION
PROGRAM**

GOVERNMENT DOCUMENTS
DEPARTMENT
BOSTON PUBLIC LIBRARY



KEVIN H. WHITE, MAYOR

**PARKS AND RECREATION DEPARTMENT
Robert R. McCoy, Commissioner**



KEVIN H. WHITE
MAYOR

CITY OF BOSTON
OFFICE OF THE MAYOR
CITY HALL BOSTON

May 25, 1982

Mr. James Coleman
Regional Director
National Park Service
143 South Third Street
Philadelphia, Pennsylvania 19106

Dear Mr. Coleman:

I submit today our revised Recovery Action Program for Boston's park and recreation facilities. The original Recovery Action Program has been updated since the voters passed Proposition 2½ in November, 1980. Without any new tax reforms, this measure will phase in over three years a limit to the City's major source of revenues, the property tax.

This plan was put together in light of new fiscal constraints affecting the City of Boston. Our recovery program reflects the overall City mandate to manage our resources more effectively and more efficiently. Our strategy for the continued viability of our park and recreation system will concentrate on existing facilities and focus investments and programs on leveraging additional resources for recreation from the private sector. The next few years will be a period for experimentation with a variety of management alternatives and public/private partnerships which may enrich the overall system.

The Recovery Action Program is important and timely. We look forward to working with you to accomplish the goals set forth in this plan.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin H. White".

Kevin H. White
Mayor

KHW/lm

Recovery Action Program

submitted to:
National Park Service
Department of the Interior

May 1982

City of Boston
Kevin H. White, Mayor

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A. INTRODUCTION

On November 4, 1981, the voters of Massachusetts approved Proposition 2½ by an overwhelming majority. Similar to California's Proposition 13, the new Massachusetts proposition has established a cap on the amount of property taxes local towns and cities can collect. The limit will be phased in over three years with reductions of 15% each year until the third year when property taxes cannot exceed 2½% of the value of assessed property.

Unlike California, Massachusetts does not have a state surplus to help soften the impact on localities for the first year, FY 1982. Also, Massachusetts has been much more reliant on the property tax as a major source of local revenues than most other states. The Massachusetts Municipal Research Association predicts that major cutbacks in basic services (police, fire, schools) are in store for most cities and towns unless the State Legislature passes some measures to create alternative sources of revenue. Illustrative of the severity of the measure as it stands now, is the Cambridge City Manager's forecast that by year three, after the City's fixed costs are covered, there will not be funds to pay a single fireman or policeman.

Boston's situation is no different. Of a budget close to one billion dollars, approximately 2/3 goes for fixed costs which include the school budget, since its budget cannot be cut back beyond the previous year's allocation. (The School Department is also autonomous although it does not collect its own taxes). The Mayor has cut back \$97 million dollars from less than \$300 million dollars for FY 1982 of flexible funds. In addition to experiencing the negative impact of 2½, Boston must also endure the problems common to other large aging urban centers: declining population, deteriorating physical infrastructure, increasing crime and continued high unemployment (particularly among minorities). The gravity of the City's fiscal situation is aggravated by some complications unique to Boston, including the need to repay commercial property taxes as required by the courts in the "Tregor" case, and the failure of 2½ to end local school autonomy in Boston (School autonomy was eliminated in all other Massachusetts jurisdictions).

Several versions of a "home rule" bill to finance the \$75 million repayment of the Tregor taxes have been introduced in the Massachusetts legislature to no avail. The most recent version passed in the legislature but is now threatened with a veto from the Governor. In the meantime, Tregor repayments have begun during the first year of Proposition 2½, FY 81/82. For FY 80/81 the City's total operating budget was \$385.5 million, compared to the FY 81/82 budget of \$295 million, of which \$45 million went towards Tregor repayments.

Given the uncertainties in future federal and state aid and the unknown fate of the Tregor bill, it is presently impossible to project what the FY 83 budget level will be. Drastic cutbacks were instituted in FY 81/82 in order to comply both with Proposition 2½ and begin the repayments mandated by the Tregor court decision. The fate of the "Tregor" financing bill is a major factor in determining the short term budget outlook for the City and the Parks and Recreation Department. If passed as expected, we anticipate a slight increase in the Parks and Recreation appropriation for FY 82/83. The following assessment and plan is based on the assumption that our City appropriation will not alter significantly over the next five years.

B. CONTEXT

1. The City of Boston

Location

Boston is located on the east coast of Massachusetts [in the Boston Metropolitan area S.M.S.A.]. The City is bordered to the north by the Charles River and to the south in part by the Neponset River as seen in Figure 1A.

Boston has appropriately been characterized as a city of neighborhoods. Ask a Boston resident where he or she lives, and you will hear a response of "Dorchester" or "Southie" or "JP" rather than "Boston". Boston's neighborhoods are diverse; each has its own characteristics, assets and needs. Whether in the realm of housing, transportation or open space, the City, in turn, has made a concerted effort to tailor its activities to this diversity.

This plan deals then with the 19 neighborhood districts established by the Boston Redevelopment Authority Neighborhood Planning Department. Much of the required information will be presented on a neighborhood basis, unless such information is of a city-wide nature.

Land Use/Patterns of Development

Unlike some older eastern cities (notably Washington, D.C.), Boston in its first two centuries, developed without any vision or plan. Originally part of a narrow peninsula, called "The Neck," much of the downtown area (Back Bay, West End, South End) exists today on land that was artificially created over the past 150 years.

Industrial land use in the City tends to be concentrated in its northern sections: Allston/Brighton, Charlestown, South Boston, North Dorchester and Roxbury. The Readville section of Hyde Park contains the greatest concentration of industrial land in the southern part of the City. In general, industrial development followed the pattern of rail lines that are still largely in existence.

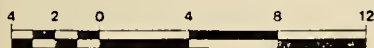
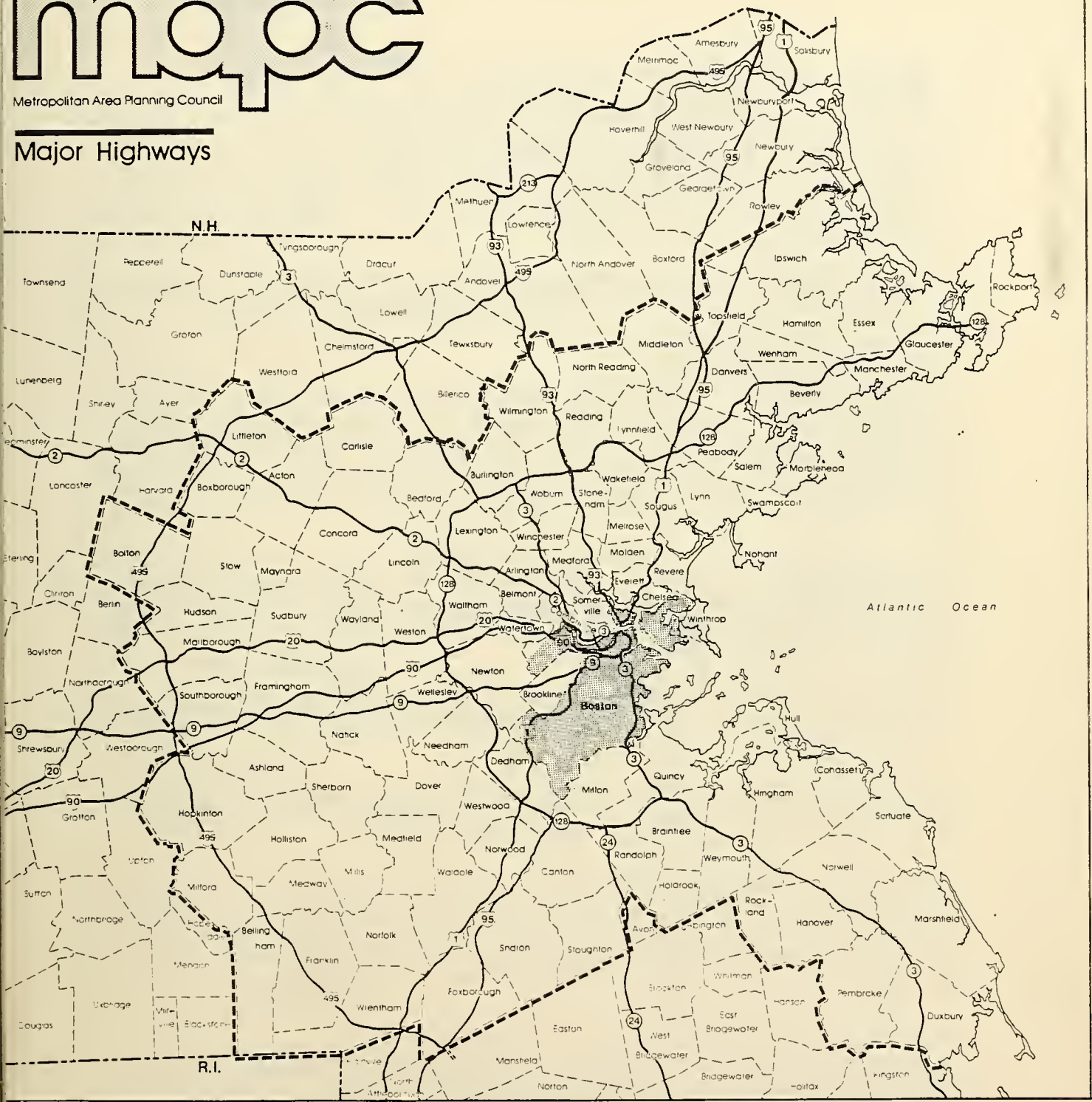
Outside of the downtown area most commercial land use characteristically follows a "strip development" pattern along major arterials, feeding into more concentrated business districts or "nodes" at major intersections.

Until the middle of the 19th century, when Frederick Law Olmsted was invited to design the City's first major park system (see section on the "Emerald Necklace"), open space for recreational purposes was almost non-existent. Boston Common, though used for a variety of purposes, was the outstanding exception. A movement to provide neighborhood athletic facilities, originally under private sponsorship, began around the turn of the century.

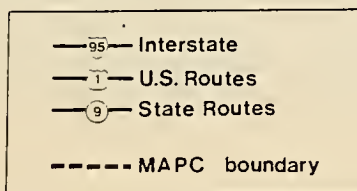
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Metropolitan Area Planning Council

Major Highways



Scale in Miles



Source: Massachusetts Dept. of Public Works

Drawn: September, 1978.

Defined in the broadest sense, open space in the City represents an estimated 6500 acres, most of it located in the southern sections of the City (which includes the Stony Brook and Neponset River reservations and other natural areas). Of the estimated 6500 acres some 2000 is actually park and/or playground land. The rest is a combination of attractive natural areas, vacant, and abandoned plots of land scattered throughout certain neighborhoods, particularly the South End, Roxbury and parts of Dorchester.

Land use patterns, as they affect open space and recreation concerns, are discussed in more detail in the individual neighborhood profiles.

Population Characteristics

After experiencing serious losses between 1950 and 1970 (some 160,000) Boston's population today is on a gradual upswing and is expected to stabilize at 640,000 or so by 1985. The greatest gains are foreseen for the central sections of the City: Back Bay, Charlestown, the Waterfront, Mission Hill and Roxbury (see Tables 1-5). (For an explanation of the rank column, see Part I Section F of this report.)

On a city-wide basis, a breakdown of projections by age groups show several interesting trends. Consistent with the well-published decline in school age populations, a smaller adolescent population is expected in 1985. An even larger increase, however, is foreseen for the young and middle-aged adult (25-44) population.

A slight increase is anticipated in the elderly population. Of all age groups, the infant/toddler (0-4) population is expected to show the greatest single increase.

Areas of greatest population density, generally associated with the most acute needs for open space, are indicated on Figure 1B and in Table 2. They involve parts of several different communities.

The City's minority group population, some 27% of the total by 1975 B.R.A. estimates, is concentrated primarily in the South End, Roxbury, Franklin Field, Mattapan and parts of Dorchester, Mission Hill and Jamaica Plain. Since 1970 the greatest percentage gains in minority population have appeared in Allston Brighton, Fenway Kenmore, Jamaica Plain, Mattapan and Upham's Corner.

One important demographic fact, as it pertains to open space as well as a variety of other needs, is that approximately 8% of the City's population, live in public housing controlled by the Boston Housing Authority. Approximately half are minority group members. An estimated 10,000 are elderly, 15,000 are adults (over 21) and 25,000 are teenagers and young children. While the quality of recreational facilities and open space available to public housing residents is only one facet of overall environmental concerns, the City must look closely at facilities and resources under its own jurisdiction, that if improved, could create better opportunities for housing project residents.

Table 1

POPULATION AND GEOGRAPHY

641,071	<u>1970 Population</u>
43. 18	Land Area in Square Miles
2. 22	Water Area in Square Miles
45. 40	Total Area in Square Miles
14,846	Density Persons/Square Miles
688,806	<u>1960 Population</u>
799,300	<u>1950 Population</u>

Table 2

POPULATION DENSITY

<u>NEIGHBORHOOD</u>	<u>PERSONS/ACRE</u>	<u>RANK</u>
Back Bay/Beacon Hill/Bay Village	41	1
South End	36	2
Fenway/Kenmore	34	3
Field's Corner	28	4
Mattapan/Franklin Field	28	4
Roxbury	28	4
Upham's Corner	28	4
Jamaica Plain	24	5
Mission Hill/Medical	24	5
Roslindale	23	6
Allston/Brighton	22	7
North End/Waterfront	19	8
South Cove/Chinatown	19	8
South Boston	16	9
Hyde Park	15	10
Charlestown	14	11
East Boston	11	12
West Roxbury	8	13
Downtown	na	na

Source: 1970 Census

Table 3

JUVENILES AS % OF POPULATION

<u>NEIGHBORHOOD</u>	<u>AGE: 0-9</u>	<u>% of POPULATION</u>	<u>RANK</u>
Mattapan/Franklin Field	10,564	22.7%	1
Roxbury	9,159	21.3%	2
Upham's Corner	10,292	20.4%	3
Field's Corner	14,715	17.9%	4
Charlestown	2,687	17.5%	5
South Boston	6,568	17.1%	6
Hyde Park	5,962	17.0%	7
East Boston	6,446	16.5%	8
Jamaica Plain	7,763	16.3%	9
Roslindale	6,421	16.2%	10
West Roxbury	5,131	14.6%	11
South End	3,139	13.8%	12
North End/Waterfront	1,219	12.0%	13
Allston/Brighton	6,425	10.0%	14
Mission Hill/Medical	1,837	3.9%	15
Back Bay/Beacon Hill/Bay Village	821	2.9%	16
Fenway/Kenmore	887	2.7%	17
Downtown	na	na	na
South Cove/Chinatown	<u>na</u>	<u>na</u>	
Citywide	100,036	15.6%	
Average/Neighborhood	5,885		

use 639,923

Source: 1970 Census

Table 4

TEENAGERS AS % OF POPULATION

<u>NEIGHBORHOOD</u>	<u>AGE: 10-19</u>	<u>% OF POPULATION</u>	<u>RANK</u>
Fenway/Kenmore	8,639	26.2%	1
Charlestown	3,125	20.3%	2
Hyde Park	6,480	18.5%	3
Mattapan/Franklin Field	8,528	18.4%	4
South Boston	7,012	18.2%	5
Upham's Corner	9,019	18.1%	6
Roslindale	6,877	17.4%	7
Roxbury	7,457	17.4%	7
Jamaica Plain	8,270	17.3%	8
East Boston	6,713	17.2%	9
Field's Corner	13,816	16.8%	10
West Roxbury	5,760	16.5%	11
North End/Waterfront	1,415	12.9%	12
Back Bay/Beacon Hill/Bay Village	3,801	13.8%	13
Allston/Brighton	8,612	13.5%	14
South End	2,970	13.1%	15
Mission Hill/Medical	2,420	11.7%	16
Downtown	na	na	na
South Cove/Chinatown	na	na	na
Citywide	11,004	17.3%	
Average/Neighborhood	6,530		

use 639,923

Source: 1970 Census

Table 5

ELDERLY AS % OF POPULATION

<u>NEIGHBORHOOD</u>	<u>AGE: OVER 60</u>	<u>% OF POPULATION</u>	<u>RANK</u>
West Roxbury	7,879	22.5%	1
Roslindale	8,204	20.7%	2
Allston/Brighton	12,956	20.3%	3
North End/Waterfront	2,056	20.3%	3
South End	4,632	20.3%	3
Jamaica Plain	9,306	19.5%	4
South Boston	7,475	19.4%	5
Back Bay/Beacon Hill/Bay Village	4,632	16.8%	6
Field's Corner	13,676	16.7%	7
East Boston	6,374	16.3%	8
Charlestown	2,457	16.0%	9
Hyde Park	2,457	16.0%	10
Mattapan/Franklin Field	6,586	14.2%	11
Fenway/Kenmore	4,468	13.5%	12
Roxbury	5,442	12.7%	13
Upham's Corner	6,171	12.2%	14
Mission Hill/Medical	2,340		
Downtown	na	na	na
South Cove/Chinatown	na	na	
Citywide	107,111	16.7%	
Average/Neighborhood	6,301		

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Source: 1970 Census

Income Characteristics

The median 1977 family income in Boston was an estimated \$15,377, compared to an average \$19,000 for the rest of the metropolitan area (S.M.S.A.). By income level, the breakdown approximates the following:

<u>Amount</u>	<u>Number</u>	<u>Percentage</u>
Under \$3,000	6,000	6
3,000-6,999	13,000	18
7,000-9,999	9,000	9
10,000-19,000	16,000	16
15,000-19,999	14,000	
20,000-24,999	19,000	19
25,000 and over	19,000	19

Also worth noting, is that approximately 90,000 individuals in the City, almost 15% of the City's population, are currently receiving some form of welfare assistance, either AFDC or General Relief. (Figures as of June, 1979, Department of Welfare Records)

Estimates of average family income levels, in various neighborhoods are shown on the following chart:

	<u>1969 Actual</u>	<u>1979 Projected</u>
Allston/Brighton	\$ 9,626	\$18,462
East Boston	8,620	16,532
Charlestown	8,827	16,929
South Boston	8,704	16,693
Central Boston	9,781	18,759
Upham's Corner	9,739	18,673
Fields Corner	3,513	16,327
Back Bay/Beacon Hill	14,534	27,375
Fenway/Kenmore	7,232	13,370
South End	6,122	11,741
Roxbury	6,582	12,624
Jamaica Plain	8,907	17,083
Mattapan/Franklin Field	8,573	16,442
Roslindale	10,539	20,213
West Roxbury	12,285	23,561
Hyde Park	10,693	20,508
Citywide	9,133	17,516

Source: 1969 Statistics: U.S. Department Of Commerce, Bureau of the Census, 1970 U.S. Census of Population.

1979 Estimates: Based on trends in Boston median family income reported in Bureau of the Census, Current Population Report, Series P-60, No. 118, issued March, 1979.

EMPLOYMENT BY CLASSIFICATION

1970 Census - Boston - Employed persons 16 years old or older

	<u>1970</u>
Professional, Technical & kindred workers	44,894
Managers & Administrators (exc. farm)	15,035
Sales Workers	15,073
Clerical & kindred workers	71,655
Craftsman, fareman & kindred workers	27,157
Operators, except transport	27,895
Transport equipment operators	3,800
Laborers, except farm	11,031
Farmers & farm managers	106
Private household workers	2,005
Farm laborers and farm foreman	171
Service workers except private households	42,683

Occupational Composition
of Boston's Labor Force Skills

(% of the Labor Force)

	<u>1960</u>	<u>1970</u>	<u>1980</u>
Professional and technical	12.4%	14.5%	16.7%
Managers, Officials, and Proprietors	5.7	5.4	5.2
Clerical	22.3	24.2	25.2
Sales Workers	6.9	6.6	6.7
Craftsmen & Foremen	12.4	11.9	11.3
Operatives	20.6	18.8	16.3
Service Workers	14.7	14.8	15.9
Laborers	5.0	3.8	2.7

Source: BRA Research, Table MS-1

CITY GOVERNMENT AND THE PLANNING PROCESS

City Government

Boston's city government is made up of a Mayor and nine (9) Councilors elected at large. The Mayor is elected to a four (4) year term and the Councilors to two (2) year terms. Figure 1C diagrams the organization of the Parks and Recreation Department.

Planning for the Capital Improvement Program

The development and implementation of the ongoing Capital Improvements Programs is the responsibility of the Public Facilities Department. The Public Facilities Department was created in 1966 to plan a Capital Improvement Program and to carry out the construction and maintenance of Boston's public facilities (exclusive of school building maintenance) in compliance with this Program. The building of parks and other recreational facilities is coordinated between the Public Facilities Department and the Parks and Recreation Department.

The Public Facilities Department is assigned responsibility for developing a Ten Year Capital Improvements Program, and for coordinating the annual capital requests submitted by each Department. The Boston Redevelopment Authority oversees improvements in the downtown areas, and the City's new Neighborhood Development and Employment Agency develops planning recommendations in Boston's neighborhoods.

Within the framework of the Ten Year Capital Improvements Program, proposals for an annual Capital Improvements Program are submitted to Public Facilities by each city department. The Public Facilities staff reviews each proposal from two perspectives: to determine how projects affect each other and what impact they will have on the neighborhood, and to judge the fiscal feasibility of the proposal.

When Proposition 2½ was passed in November 1980, the Administration froze the Capital Improvements Program funding for new projects. Given that fiscal limitations are mandated by Propositions 2½ through 1984, and with the compounding effect of federal aid cutbacks, it is unlikely that the program will be continued within the next few years. Some projects may go forward for which other revenue sources are secured, however.

Upon completion of reviews, project proposals may be sent back to the operating departments for revisions and, if necessary, are resubmitted to Public Facilities for a final review.

The capital improvements budget compiled by Public Facilities is coordinated with the operating budget through the Administrative Services Division, and is submitted as a recommendation to the Mayor for his approval. If he concurs, he submits an appropriations package to the nine member City Council which approves all funds to be spent by the City, and authorizes loans to meet appropriations, transfers from special accounts and tax orders. The Council may withhold approval from part or all of the Capital Improvements Program, but it cannot initiate additions to the program.

Once City Council approves appropriations to finance the Capital Improvements Program, the appropriate departments implement the program. Bonds are issued by the Treasurer as needed to finance the Capital Improvement Program.

Since 1968 yearly expenditures on schools, parks and other needed facilities have increased by more than 250%. During this period the major thrust of capital improvements has been involved in Boston's traditional residential neighborhoods. Most of Boston's neighborhoods were originally independent, and have retained their distinctive character while offering the overall City great resources of vitality and stability. Urban renewal programs designed to revitalize downtown areas offered little help to many of the neighborhoods that were showing the effects of neglect. The City Administration perceived that maintaining the quality of life in these neighborhoods was critical to Boston's survival, and the development of a responsive Capital Improvements Program became top priority.

The Capital Improvements Program has developed major improvements in every neighborhood in the City, including 20 new schools, 7 new libraries and 33 park projects. Each of these projects was planned in cooperation with interested community groups, resulting in intensive use.

Planning for the Parks and Recreation Department

Planning for parks and recreation capital improvements has historically relied on the judgment and experience of Parks Department officials, planners from the Boston Redevelopment Authority, and the Neighborhood Development Agency, and the managers of the now defunded Little City Halls.

Community requests for new facilities, or for the reconstruction of existing facilities would be received by the administration offices of the Parks Department and compiled for a yearly review. The Chief Engineer would review these requests with the Director of Recreation and submit a program to the Commissioner for approval. A Capital Improvements Program of new or rehabilitation projects is then submitted to Public Facilities by the Park Department. Public Facilities then coordinates with the Mayor's Office, the CDBG Office, and appropriate community groups for finalization of the Capital Improvements Program.

Planning for programs and services is coordinated with other agencies via several mechanisms, which include:

Commission on Elderly Affairs, as the designated Area Agency on Aging, prepares an annual needs assessment and service plan for Boston's elder residents.

Elderly Affairs Cabinet, an informal group of elderly program and services administrators from a variety of City agencies, meets monthly to discuss issues of the aging and develop multiagency approaches.

The Recreation Planning Committee, consisting of participant organizations involved in last years public/private summer programs, has continued to meet to plan and evaluate these joint programs.

The Mayor's Office of Survey Research, provides the Parks Department with annual residents; survey results for planning and evaluation purposes.

The Mayor's Office of Intergovernmental Relations, coordinates external funding information and initiatives of city agencies. IGR has also established an in-house private sector initiative task force on which the Parks Commissioner serves.

The Boston Community Schools, have cooperated with the Parks Department in the summer planning process and have made their facilities available to several Parks programs.

2. The Parks And Recreation System: An Overview

Brief History of Park System

Boston's park system, as we know it, originated in 1875, when in response to citizen demand, the City created its first Parks Commission. At that time the only existing open spaces under the jurisdiction of the new Commission were the Boston Common and the Public Garden, comprising some 73 acres, as well as the Commonwealth Avenue Mall which was laid out as part of the Back Bay residential development in the 1850's. In 1878, the Commission engaged Frederick Law Olmsted, the designer of New York's Central Park, to advise them on park development. Olmsted conceived of a continuous system of parks, consisting of five major parks, the Back Bay Fens, the Muddy River, Jamaica Pond, the Arnold Arboretum and Franklin Park. The completed portion of the system was joined by parkways and connected to the existing Common and Public Garden by the Commonwealth Avenue Mall. The Emerald Necklace, as this system was called, remains the heart of Boston's park system, and comprises almost 1000 acres of park land.

In the past 100 years the park system has doubled in size. Neighborhood parks, playgrounds and gyms were acquired and developed gradually over the years, with an ambitious program to construct indoor pools and recreation centers undertaken in the last decade. The entire system now encompasses 350 facilities on 2,500 acres of land, ranging in size from a few square feet to over 400 acres (Franklin Park).

Present Boston Parks and Recreation System

The Parks and Recreation Department, which has principal responsibility for the maintenance and operation of Boston's public recreation facilities and provision of recreation services, has two major divisions: Maintenance and Recreation. The Department's Maintenance Division, has responsibility for maintenance of:

- o 120 parks and playgrounds (various small parks, squares and cemeteries)
- o 20 recreation centers
- o 5 indoor pools
- o 2 outdoor pools
- o 2 golf courses

on a total of 2,500 acres of land. In addition, the Department maintains 82 public squares and malls, 16 historic and 3 active cemeteries, and the City's 125,000 trees. This list alone suggests the tremendous scope and the diversity of the Department's maintenance responsibilities.

Programs that were operated on a city-wide basis by the Department's Recreation Division before Proposition 2 1/2 included:

- o year round recreation program in 16 centers
- o summer aquatics at 7 pools
- o tennis and sailing instruction
- o 9 city wide leagues (baseball, softball, basketball, soccer and foot ball) serving 1,665 and 25,000 players
- o special events (such as the Kite Festival, Arco/Jesse Owen Games)
- o recreation programs for the elderly
- o summer day program for mentally and emotionally handicapped children, Camp Joy, serving 500 campers

In addition, nearly every Boston neighborhood has a "Municipal Building," a centrally located facility serving important social and recreational functions within the local community. Architecturally, these buildings are generally solid, handsome structures, built to convey a sense of permanence and continuity. In recognition of both their symbolic importance and practical utility it has been the City's policy to maintain its municipal buildings through extensive rehabilitation programs. While versatile enough to serve other purposes from time to time (elderly hot lunch programs, evening civic meetings, for example) these buildings function preeminently as recreation facilities, and represent one of the few opportunities for convenient, "nocost" indoor recreation in Boston's residential neighborhoods. The Parks Department has continued to provide limited programs in Municipal Buildings.

Neighborhood Service Areas

Boston's parks and recreation system serves a city population of approximately 650,000 persons, which is divided into nineteen (19) separate neighborhoods. These neighborhoods often reflect traditional groupings of residents oriented towards similar cultural heritages, similar common public service needs and similar recreational preferences. As a result, the Parks Department has tailored its effort towards providing the types of programs and facilities that meet the needs of this diverse group of neighborhoods. (A more detailed description of the recreational resources and needs of each neighborhood is offered in the neighborhood profiles.) As a result, a neighborhood may boast an ample supply of a certain type of recreational facility particular to the cultural makeup of that community, while the citywide picture for the same recreational facility is below national standards or vice versa. For this reason, an assessment of the physical condition of recreational facilities in Boston has been prepared on a neighborhood basis. For each neighborhood, a profile has been prepared which examines existing open space, recreational facilities and open space needs, in an attempt to identify any patterns and/or problems in the open space supply and to determine the best plan of action for each particular neighborhood. (Because goals, objectives and a five-year action plan for recreation will also be presented

on an individual neighborhood basis, the analysis described above will not be presented at this point in the report; rather, the entire package of analysis and action for each neighborhood will be presented in Part II of this report.)

Recognizing the individuality of each of Boston's 19 neighborhoods does not, however, negate the existence of recreational needs and problems that cross neighborhood boundaries and in fact depict a city-wide situation.

Although Boston's recreational facilities are numerous and diverse, the City still falls short of national standards for a city of this size. There is a marked deficiency in facilities for softball, basketball, tennis, golf, swimming and large urban parks. In response to the shortage of play fields and game courts, the City has provided flood lighting at a total of 114 of these facilities to extend playing time. Boston has an acceptable number of totlots, vest pocket parks, neighborhood and district parks. For total open space area the City comes up short of the standard 10 acres per 1000 residents at approximately 4.32 acres per 1000. (See Table 6.)

Table 6

OPEN SPACE ACREAGE/POPULATION

<u>NEIGHBOR- HOOD</u>	<u>1970 POPULATION</u>	<u>ACRES OPEN SPACE</u>	<u>OPEN SPACE/1,000 POPULATION</u>	<u>NRPA RECOM. OPEN (10/1,000)</u>	<u>DIFFERENCE</u>
East Boston	38,873	89.58	2.30	388.7	-299.12
Charlestown	15,353	33.72	2.19	153.5	-119.78
North End/ Waterfront	10,135	14.20	1.40	101.3	-87.10
Back Bay/ Beacon Hill/ Bay Village	27,538	150.20	5.45	275.3	-125.10
South Cove/ Chinatown	NA	NA	NA	NA	NA
Fenway/ Kenmore	32,965	120.89	3.66	329.6	-208.71
Allston/ Brighton	63,657	215.61	3.38	636.5	-420.39
Mission Hill/ Medical	20,553	43.42	2.11	205.5	-162.08
South End	22,755	33.59	1.47	227.5	-193.91
South Boston	38,488	285.64	7.42	384.8	-99.16
Jamaica Plain	47,767	438.70	9.18	477.6	-38.9
Roxbury	42,901	33.55	.78	429.0	-395.45
Upham's Corner	50,422	79.52	1.57	504.2	-424.68
Roslindale	39,411	19.24	.48	394.1	-374.36
Mattapan/ *Franklin Field	46,469	483.31	23.41	464.6	+18.71
Field's Corner	82,000	176.31	2.15	820.0	-643.69
West Roxbury	39,558	107.81	2.72	395.5	-287.69
Hyde Park	34,977	771.14	22.04	349.7	+421.44)

*Includes Franklin Park 407 acres

Source: 1970 Census

Figure No. 1E and Table No. 7 show the City's recreational and open space supply ranked by neighborhood. Taking into account only population characteristics and existing supply of facilities, this would appear to indicate that the number one ranked neighborhood is in the greatest need of facilities. However, much additional data must be collected and analyzed for each neighborhood before the City can develop a sense of priorities with regards to future considerations aimed at correcting past and existing inequities in the distribution of recreational facilities. (See Needs Criteria - Section F).

The existence of facilities in a neighborhood does not necessarily occur in proportion to the population density or need by specific segments of the population. In neighborhoods such as Roxbury which has been ranked as one of the most needy, the population density is relatively high while the facilities are less and generally in a greater state of disrepair. In contrast, the Back Bay/Beacon Hill neighborhood is high in population density and abuts two of Boston's finest and best maintained parks; Boston Common and Public Garden.

Actions have been taken and are being planned to counteract these discrepancies of the past. In Roxbury, where buildings have been razed and vacant lots remain behind, the community is acquiring the land and developing it for recreational use. The North End of Boston has recently benefited from the redevelopment of the waterfront and the construction of a large passive type park abutting this high density area. (Refer to individual neighborhood profiles for specific data.)

Table 7
OPEN SPACE ACREAGE/POPULATION

<u>NEIGHBORHOOD</u>	<u>OPEN SPACE ACRES/ 1,000 POPULATION</u>	<u>RANK</u>
Roslindale	.48	1
Roxbury	.78	2
North End/Waterfront	1.40	3
South End	1.47	4
Upnam's Corner	1.57	5
Mission Hill/Medical	2.11	6
Field's Corner	2.15	7
Charlestown	2.19	8
East Boston	2.30	9
West Roxbury	2.72	10
Allston/Brighton	3.38	11
Fenway/Kenmore	3.66	12
Back Bay/Beacon Hill/Bay Village	5.45	13
South Boston	7.42	14
Jamaica Plain	9.18	15
Hyde Park	22.04	16
Mattapan/Franklin Field	23.41	17
Downtown	NA	NA
South Cove/Chinatown	NA	NA

Source: 1980 Census

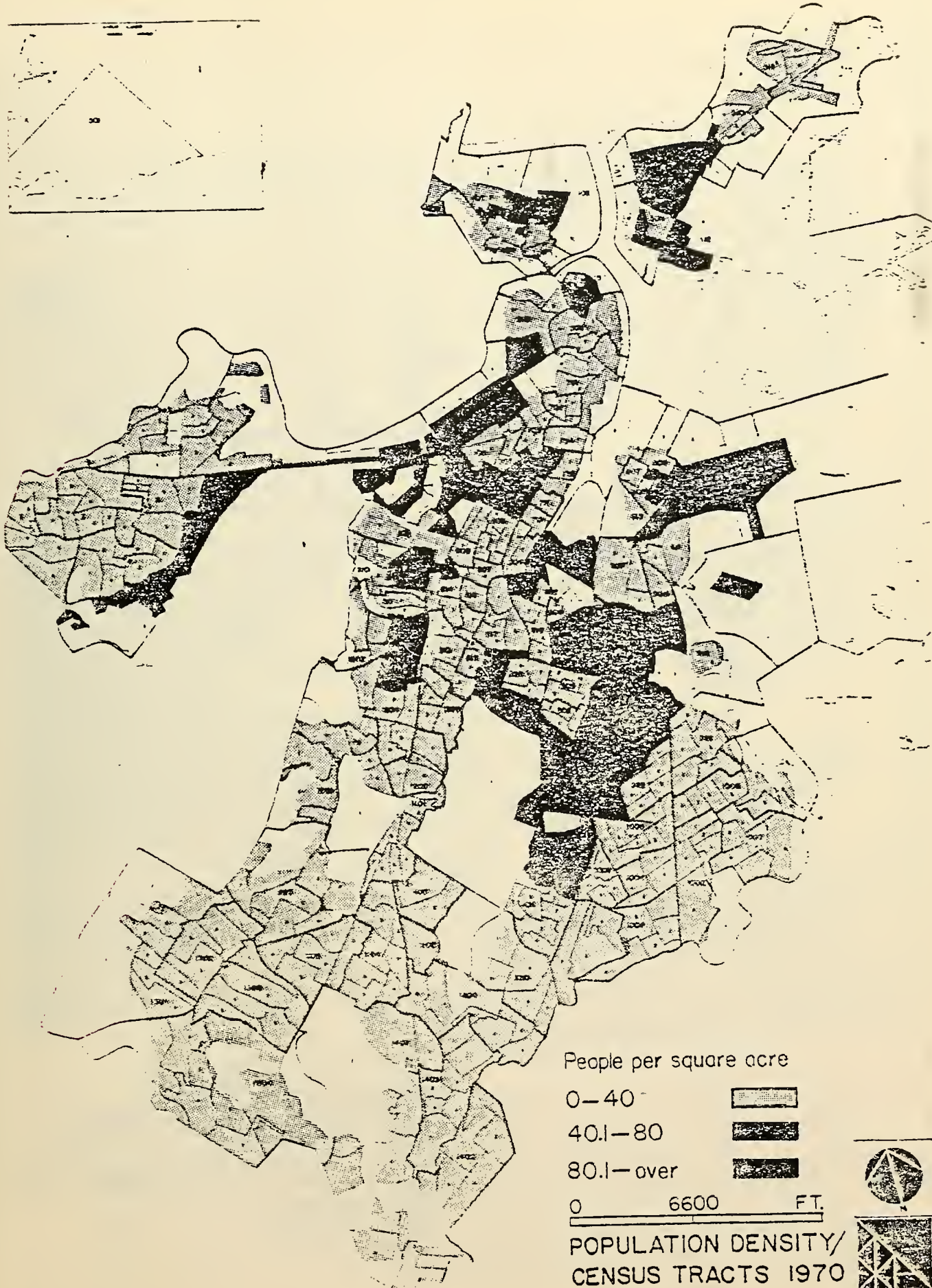


FIGURE 1B



FIGURE 1E

In addition to falling short of the open space standards of 10 acres per 1,000 population recommended by the National Parks and Recreation Association, the Parks and Recreation Department does not appear to be offering all the types of recreational programs and facilities that the City population desires. However, many of the types of activities missing are being offered by various other City agencies and private groups throughout the City (e.g. cultural programs). A recent recreation needs assessment survey conducted by the planning unit of the Parks Department found that approximately 66% of the population surveyed did not use the recreational facilities being offered by the City. Citing various reasons for not using the facilities, the study identified "non-interest" as the major reason for non-use of facilities and concluded that the population surveyed was not interested in the recreation activities being offered. (For more detailed information regarding user needs, see Needs Criteria - Section F).

The Metropolitan District Commission (MDC) is the one other major source of public open space and recreational facilities in Boston's neighborhoods. The MDC owns and maintains numerous pools; skating rinks; passive areas along rivers, reservoirs and beaches; jogging trails; ballfields; and tennis and basketball courts as are noted in the open space and recreation inventories included in each neighborhood profile. Several private organizations such as hospitals, schools and colleges in the area donate public use of much of their private open space, as also reflected in the inventories. Although Boston's combined recreational facilities are numerous and diverse, the City still falls short of national standards for a city of its size.

Transportation - Accessibility of Parks and Neighborhoods

The regional transportation system as shown in Figure No. 1A illustrates the ease of accessibility to the City from outlying areas via major traffic arteries such as Route 2, I-93, Southeast Expressway, Massachusetts Turnpike, as well as numerous minor arteries.

Boston's transportation services are among the most diversified and expansive in the world. The MBTA is one of only eight public transportation systems in major cities in the U.S. with rapid rail transit, linking three million people in the metropolitan area to the downtown via 80 miles of rapid transit lines, 291 miles of commuter rail, 3,500 miles of bus routes and two privately-operated commuter boat services. In addition to this public bus and rail system, there are 38 commercial bus lines and 27 railroad companies with offices in Boston. At least eight major radial highways feed directly into the downtown while two circumferential roadways (Routes 123 and 495) encircle the City at distances of 10 miles and 25 miles.

Major investments are being made in Boston's public transportation system which should help make open space more accessible for those who wish to use public transportation. Insofar as the investments in new plant and equipment produce better service for the existing system, overall accessibility will improve. In particular the Orange Line to Forest Hills and upgraded railroad service, will have more substantial effects in the area served. This will improve access in all or parts of the Back Bay, Fenway, Mission Hill, South End, Roxbury, Jamaica Plain, Roslindale, West Roxbury and Hyde Park. It is worthwhile to note that the transportation construction in the Southwest Corridor will in itself create much additional open space

The Replacement/Transit Improvement Study for the South End, Roxbury, Dorchester and Mattapan, will examine transit alternatives to offset the loss of the existing Orange Line E1 and give extended service to a larger area.

Other major projects which will give better access to suburban recreational facilities are the extension of the Red Line to Cambridge and the Blue Line to Lynn on the North Shore.

According to a 1973 B.R.A. Survey, some 85% of the City's established open spaces are served by the MBTA. Most have transit service available within 1/4 mile. Figure No. 1F illustrates the MBTA routes in relation to the neighborhoods and the major recreational open spaces.

The park system's high degree of accessibility for the population being served is a major reason for its overall success in serving the City. An obvious value of a recreational facility is its location with respect to those people expected to use the facility. According to the Recreational Needs Assessment Survey, it appears that most facilities are used by people who live close by and have easy access. Knowledge of the facility's existence is mostly passed word of mouth from within the neighborhood. Of those people surveyed, 79% of the users cited their residency in the neighborhood for their reason for knowing of the facility's existence. Therefore, for users, knowledge of and access to the facilities are key elements in their decisions to use the facilities.

Because of the strong ties between public transportation and the recreational facilities in Boston, it appears that the population is being served. However, this representation is misleading in the following ways:

- of the recreational facilities located within 1/4 mile of public transportation and within the neighborhood, many are badly deteriorated and unusable.
- older facilities in general do not provide barrier free access to the handicapped, or facilities for special needs.
- most public transportation does not serve the elderly or special needs segments of the population well. (The recent Recreation Needs Assessment Survey indicated that only 5.1% of those surveyed who were users of the facilities were over 65 years old. In contrast, approximately 15% of non-users were over 65 years old.) However, the Parks Department offers busing programs for both the elderly and special needs segments of the population.

Therefore, while Boston's recreational base appears to be adequately distributed with respect to public transportation, one must look more closely at the availability of public transportation in the higher density population areas before drawing final conclusions or developing action strategies. It can be safely said, however, that Boston's primary need is for improved public transit access to outlying open space areas of regional significance: Castle Island and the Stony Brook Reservation.

Recent Changes in the System

With a major reduction in city tax revenues, the Parks and Recreation Department has attempted to continue services as much as possible at former levels. By developing new private sources of revenues such as fees and charges, fundraising events and corporate or foundation sponsorships, many recreational programs have continued. New collaborations have been forged with community agencies, parks advocacy groups and private organizations and business. Community clean-up groups have formed to care for local parks with technical assistance from the Parks Department. Many of these new mechanisms, described in further detail under the Management Issues Section, have proven successful on a limited basis and they are encouraging prospects for expansion within the system. There is no question, however, that maintenance and recreational services have decreased. The most obvious changes include:

Recreation

- Three indoor pools will remain closed in the 1982 summer season.
- Organized recreational programming in parks has been reduced to one mobil van that will travel to 12 parks in the summer of 1982.
- Of the City's sixteen recreational facilities, 8 are closed and the 8 centers that remain open have very limited hours and programs.
- Development of Parks and Department organized soccer league has halted.

Maintenance

- The Department no longer purchases trees, although the Parks Department will plant trees purchased by residents for city-owned property.
- Tree maintenance is now contracted out and is restricted to response to complaints and a low level of maintenance. The contract will soon be increased to continue preventive maintenance.

Resource Support

Capital expenditure on park facilities development and rehabilitation from all sources is summarized in the following table. The average annual appropriation for this 6 year period is \$3.75 million.

<u>Fiscal Year</u>	<u>Capital Bond</u>	<u>Community Development Block Grant</u>	<u>Local Public Works</u>	<u>Land & Water Conservation Funds</u>	<u>Total</u>
1975	3,000,000			400,000	3,400,000
1976		1,500,000		1,000,000	2,500,000
1977		2,500,000	300,000	1,400,000	4,200,000
1978		800,000	2,900,000	700,000	4,400,000
1979	2,400,000			448,250	2,848,250
1980	4,150,000			1,000,000	5,150,000

Proposed Service Changes

Future long-range changes that would be desirable if funding becomes available include:

- o Open space is difficult to acquire for recreational needs due to the strong competition for the scarce resources. The City has adopted a comprehensive planning approach to open space and recreation planning in an attempt to analyze community recreation in each neighborhood as part of a whole socio-economic-geographic picture of neighborhood needs.

- o Development of a centralized maintenance facility to improve over-all efficiency and reduce costs
- o provide adequate and safe play facilities indoor and out for children ages 5-12
- o provide adequate number of major athletic facilities (tennis, baseball, etc.) for older youth and adults
- o provide open space and park amenities in business districts
- o provide for handicapped and elderly person needs
- o evaluate potential reuse of vacant lots and city land for community gardening, etc.
- o develop a more comprehensive process for open space decision making

3. Other Agencies With A Role In Or Which Affect Parks And Recreation Planning

As previously outlined in the description of Boston's citywide planning process, the Parks and Recreation Department shares the responsibility of developing a capital improvements program with the Public Facilities Department, Boston Redevelopment Authority and Department of Public Works. The extensive amount of inter-department coordination required to develop a capital improvements program that truly reflects and meets the needs of the neighborhoods indicates the high degree of cooperation that must on a daily basis exist between the City's departments.

Several other areas of common planning, programing, funding and maintenance exists between the Parks and Recreation Department and the following departments:

Boston Water and Sewer Commission

This department governs the use of the City's drinking water supply and is responsible for the operation of the City's sewage disposal systems. Because many of the Parks and Recreation Department's existing facilities and all of the department's new facilities utilize the City's water system, a cooperative effort exists between the two departments to insure the safety of the City's public water supply. To accomplish this task, the Water and Sewer Commission reviews all requests by the Parks Department for water service connections requiring strict adherence to state environmental quality engineering standards for water quality. The Parks Department has taken the initiative to update existing water service connections to insure public health.

The Water and Sewer Commission also reviews requests to tie new storm drainage into the existing city system. Recent efforts to develop separate storm and sewer systems have been supported by the Parks Department which has committed large amounts of money to the development of new storm drainage systems within its properties.

Public Works Department

A cooperative effort exists between the Parks and Recreation Department and the Public Works Department to insure safe parks through the installation of proper lighting. The Public Works Department assumes the responsibility for providing and maintaining pedestrian lighting in all parks' facilities. The PWD reviews all Parks Department designs which involve pedestrian lighting and provides continuous monitoring of the lighting to guard against vandalism. This level of cooperation not only guarantees public safety through the provision of adequate levels of illumination; but also relieves the Parks Department of the burden of providing costly lighting on a limited budget, allowing the Parks Department to provide more recreational facilities with each capital expenditure.

Community Schools

- o Community Schools operate educational and recreational programs under the direction of local Governing Boards at designated new public school facilities.
- o Each community school helps the neighborhood by providing a common focal point, a meeting ground for residents to share in the local planning and decision making that affects the quality of life in the neighborhood. Members of each community elect a community school council which has the responsibility to decide how to spend the money it receives from the City. In addition, each council has responsibilities in the areas of planning, programing, budgeting, evaluating personnel, public relations and fundraising for the programs and activities that are needed in each neighborhood. The community school represent a major element in the City's base of recreational facilities.

In addition to use of the community schools, the Parks Department has had a long standing relationship with the School Department. The School Department has been very cooperative in allowing the Parks Department to utilize their gymnasiums for winter programs. This is especially true for the departments special needs program which is presently housed in School Department facilities. Many of the City's parks are adjacent to schools and are heavily used by the schools. The Parks Department maintains responsibility for these facilities.

The Neighborhood Development and Employment Agency

The City Administration recently has consolidated its former Neighborhood Development Agency, charged with planning and administering the Community Development Block Grant, with its employment and training agency. Several initial meetings with the new NDEA administrator have occurred to determine how their neighborhood development efforts in parks and recreation areas might be better coordinated with the Parks and Recreation Department. In the past several years neighborhood planners have developed park projects with little involvement or consultation with our department until it is turned over to us to maintain. Joint planning should help avoid functional and maintenance problems of the past and ensure that resources are targeted to priority needs.

The Parks Department will also cooperate with NDEA on employment and training issues, an an employment site for public employment programs. Both NDEA and the Boston Private Industry Council have participated in the Recreation Planning. Committee sessions where public and private agencies and businesses have combined resources to keep the City's major summer porgrams running again this summer. NDEA and PIC will also make youth job slots available to non-profit pool operators this summer.

Commission on the Affairs of the Elderly

The Boston Commission on the Affairs of the Elderly is the designated Area Agency on Aging for Boston. Parks Department programs for the elderly are coordinated with other area elderly services under the aegis of the Elderly Commission its area plan. In additiona, the Department's Recreation Director participates on an interdepartmental task force on the elderly which addresses broad elderly issues with interdepartmental efforts (such as a public education campaign on the hazards of hypothermia to the aging).

The Boston Redevelopment Authority

The BRA is charge with overseeing new commercial development in the downtown area. Since Proposition 2½ has occurred, the BRA has negotiated several downtown park maintenance agreements with commercial abutters to public parks. As new parks are planned as a part of new developments, the BRA will continue to consult with the Parks Department during the design stages and negotiate similar arrangements for property management.

The Mayor's Office of Survey Research

During 1980, the Mayor's Office developed a departmental performance measurement system. For line departments, some of the measurements involved a survey on public perception of the effectiveness of service delivery. The Office of Survey Research now undertakes a yearly phone survey on the downtown and neighborhood parks. The surveys have been designed with input from the Parks Department, and the results have helped us identify problem areas and target our resources better.

Intergovernmental Relations

The Intergovernmental Relations Office coordinates public and private fundraising initiatives from city agencies, and provides them with technical assistance. They have currently pulled together a private sector fundraising strategy group composed of city agency heads, including the Parks Commissioner.

4. Public Participation

Participation of citizens in the parks and recreation planning process is through several mechanisms:

Recreation Planning Committee:

During the spring of 1982, the Parks and Recreation Department began working with a Recreation Planning Committee brought together under the auspices of the United Way of Massachusetts. The purpose of forming the committee was to plan the joint public/private summer recreation programs that have continued to run in city facilities. Participating in the process were representatives of neighborhood groups and agencies (Parks, Community Schools, NDEA, and the School Department). The Committee will continue to plan and evaluate these programs. From this committee- will be drawn members for the Public/Private Advisory Group to work on an ongoing basis with the Parks and Recreation Department.

Community Development Block Grant Public Hearings

The public hearings, although no longer a federal requirement, are continuing to be held in a modified form by the Neighborhood Development and Employment Agency. Informative bulletins describing the program, inviting public participation and indicating times and places of public meetings are distributed through community groups. In neighborhoods where significant numbers of residents speak and read a language other than English, notices and information are produced in both languages.

The Parks Department recognizes that it is no longer possible or desirable to take on full responsibility for providing all of the maintenance and recreation services in the city. In many instances, community agencies and civic groups are able to provide a more cost-effective service than the city. There are other functions that the Parks Department is best suited to operate. Public attitudes about the environment, about litter, about property, and vandalism, and about institutions are critical factors in maintaining a viable system. Therefore community initiatives will be actively encouraged and supported by the Parks Department.

C . PHYSICAL ISSUES

1. Summary Of Available Park And Recreational Facilities In Boston

As in any major city the size of Boston, developing a comprehensive inventory of available park, open space and recreational facilities represents a monumental task. The difficulties come not only in the actual gathering of statistical information about each facility, but also in defining what constitutes a recreational facility. Very often, large tracts of undeveloped or conservation lands are included in open space/recreation summaries but is often not accessible to the public either by design or because of natural barriers (i.e. water, marshes) and therefore offers no real benefits to the recreational base of the community. Therefore, for the purpose intended by the generation of this Recovery Action Plan, the open space/recreation summaries presented herein reflect an accounting of those facilities or open spaces that are accessible to the public and offer an opportunity for active or passive recreational activity. As a result, the quantities depicted herein may vary from quantities listed in other reports dealing with open space. These facilities will be identified as recreational open space.

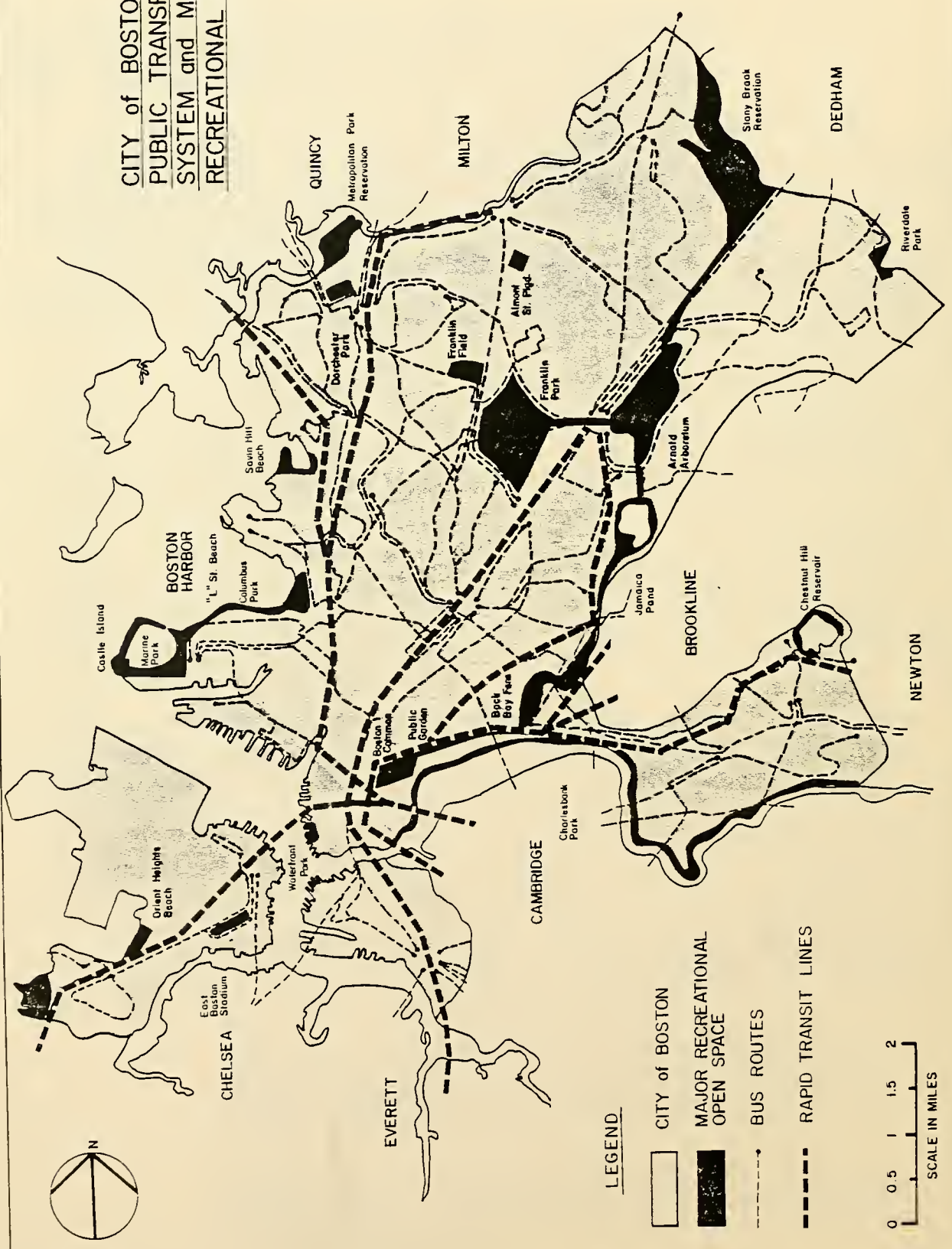
Figure 1F locates the major parks which comprise the Parks and Recreation system and which are available to the residents of Boston. Table 8 lists these facilities and identifies the public agency having jurisdiction or ownership of the property, the size of the facility, and the location of the facility by neighborhood. A summary of recreational open space jurisdiction by neighborhood follows on Table 9.

Tables 10-28 indicate a more detailed inventory of recreational open space by neighborhood. Each inventory identifies the name and size of the facility, describes the activities offered at each site, the type of facility, the type of users, the general condition of each site and the public agency having jurisdiction over the operation of the site. An accompanying map of the neighborhood identifies the type and location of each facility. Table 28 summarizes by neighborhood the availability of each type of recreational facility offered by these recreational agencies and offers a comparison between National Recreation and Parks Association (NRPA) Standards and the availability in Boston. (NRPA Standards for urban location are presently being revised to reflect a more realistic and achievable standards in light of present land values.) For the purpose of this inventory, the facilities have been grouped into the following classifications:

- o Play Lot/ A facility less than an acre in size serving preschool children up to the age of six. Usually in a high density neighborhood and apartment house districts and serving a 1/8 mile radius.
- o Neighborhood/ A facility between 5 and 20 acres in size primarily serving children six to fifteen years of age in a 1/4 mile radius. The facility is preferably located adjoining an elementary school.

- o Special Area/ A facility which provides a specific recreational use (e.g., swimming pool, wild life sanctuary, library, boating facility or museum) and does not necessarily reflect adopted standards because of unique features or the limited nature of the use.
- o Community/District/ A facility 20 to 100 acres in size serving all ages in a 1/2 mile radius. The facility is centrally located with access to several neighborhoods and ideally located adjacent to a junior or senior high school.
- o Metropolitan/Regional/ A facility with a minimum of 65 acres serving all ages and centrally located to provide easy access from all areas of the City.

**CITY of BOSTON
PUBLIC TRANSPORTATION
SYSTEM and MAJOR
RECREATIONAL OPEN SPACE**



LEGEND

- CITY of BOSTON
- MAJOR RECREATIONAL OPEN SPACE
- BUS ROUTES
- RAPID TRANSIT LINES

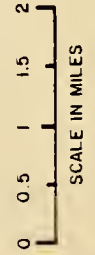


FIGURE 1F

TABLE 8

SUMMARY OF MAJOR PARK SYSTEM

	<u>OWNER</u>	<u>OPERATING AGENT</u>	<u>ACRES</u>	<u>PLANNING AREA</u>
Arborway	C. o B.	P & R Dept.	17.38	Jamaica Plain
Arnold Arboretum	C. o B.	Harvard	223.00	Roslindale
Back Bay Fens	C. o B.	P & R. Dept.	113.19	Parker Hill-Fenway
Boston Common	C. o B.	P & R Dept.	48.40	Downtown
Castle Island	M.D.C.	M.D.C.	19.90	South Boston
Charles River Embankment	M.D.C.	M.D.C.	172.60	Back Bay, Beacon Hill-West End, Brighton, Parker Hill-Fenway
Columbus Park	C. o B.	P & R Dept.	57.00	South Boston
Commonwealth Ave. Mall	C. o B.	P & R Dept.	12.00	Back Bay, Parker Hill-Fenway
Franklin Park	C. o B.	P & R Dept.	407.00	Roxbury-N. Dorchester
Franklin Park Zoo	M.D.C.	M.D.C.	89.00	Roxbury-N. Dorchester
George Wright Golf Course	C. o B.	P & R Dept.	158.48	Hyde Park
Havey Beach	M.D.C.	M.D.C.	14.94	West Roxbury
L Street Beach	C. o B.	P & R Dept.	7.10	South Boston

TABLE 8

SUMMARY OF MAJOR PARK SYSTEM

	<u>OWNER</u>	<u>OPERATING AGENT</u>	<u>ACRES</u>	<u>PLANNING AREA</u>
Malibu Beach	M.D.C.	M.D.C.	12.60	Dorchester
Marine Park	M.D.C.	M.D.C.	17.80	South Boston
Neponset River Valley	M.D.C.	M.D.C.	194.20	Dorchester, Hyde Park
Olmstead Park	C. o B.	P & R Dept.	180.00	Jamaica Plain
Orient Heights Beach	M.D.C.	M.D.C.	46.50	Orient Heights
Public Gardens	C. o B.	P & R Dept.	24.25	Downtown
Riverway	C. o B.	P & R Dept.	28.22	Parker Hill-Fenway
Savin Hill Beach	M.D.C.	M.D.C.	4.20	Dorchester
Schoolboy Stadium	C. o B.	School Dept.	14.00	Roxbury-N. Dorchester
Stony Brook Reservation	M.D.C.	M.D.C.	440.97	Hyde Park
Strandway	M.D.C.	M.D.C.	51.70	South Boston
Tenean Beach	M.D.C.	M.D.C.	8.00	Dorchester

TABLE 8

SUMMARY OF MAJOR PARK SYSTEM

<u>OWNER</u>	<u>OPERATING AGENT</u>	<u>ACRES</u>	<u>PLANNING AREA</u>
V.F.W. Parkway	M.D.C.	25.00	West Roxbury
V.F.W. Parkway	C. o B.	61.79	Roslindale
West Roxbury Parkway	M.D.C.	43.00	West Roxbury
TOTAL MAJOR PARKS SYSTEM		2,492.22	

TABLE 9

SUMMARY OF PUBLIC OPEN SPACE

OWNER OPERATING AGENT	M. D. C.		C I T Y O F B O S T O N		SCHOOL DEPT.	TOTAL M. D. C.	TOTAL C. o B. TOTAL	GRAND TOTAL
	M. D. C.	P & R DEPT.	B. H. A.	WHITE FUND				
Planning Area								
Back Bay	29.40	10.83	-	-	.47	29.40	11.30	40.70
Beacon Hill- West End	24.70	.30	-	-	.40	24.70	.70	25.40
Allston	240.30	109.41	-	-	16.34	240.30	125.75	366.05
Brighton	4.77	26.68	1.40	-	2.97	4.77	31.05	35.82
Charlestown	134.47	172.74	6.97	-	43.58	134.47	223.29	357.76
Dorchester	-	73.30	-	-	.70	-	74.00	74.00
Downtown	.29	6.93	-	.06	.38	.29	7.37	7.66
Downtown North End	-	25.06	-	.13	11.10	-	36.29	36.29
East Boston	547.97	182.23	-	-	11.32	547.97	193.55	741.52
Hyde Park	1.93	209.30	1.50	-	10.70	1.93	221.50	223.43
Jamaica Plain								

TABLE 9

SUMMARY OF PUBLIC OPEN SPACE

OWNER OPERATING AGENT	C I T Y O F B O S T O N				SCHOOL DEPT.	HARVARD	TOTAL M.D.C.	TOTAL C. o B. TOTAL
	M.D.C.	P & R DEPT.	B.H.A.	WHITE FUND				
Planning Area								
Orient Heights	46.50	8.74	-	-	2.17	-	46.50	10.91
Parker Hill- Fenway	14.20	158.11	-	-	11.24	-	14.20	169.35
Roslindale	2.20	32.29	-	-	11.40	223.00	2.20	316.60
Roxbury-N Dorchester	89.00	455.29	.30	.40	40.08	-	89.00	496.07
South Boston	89.40	81.69	2.27	-	6.89	-	89.40	90.85
South End	-	17.18	.32	-	4.66	-	-	22.16
West Roxbury	82.94	25.19	-	-	6.87	-	82.94	32.06
Harbor Islands	90.00	-	-	-	-	-	90.00	-
TOTAL	1,398.07	1,645.27	12.76	.59	181.27	223.00	1,398.07	2,062.89
								3,460.96

ALLSTON / BRIGHTON



FACILITY/TYPE	SIZE	CONDITION	ZONING	Ownership/ Management	PRIME USER/ACTIVITIES	ISSUES, OPPORTUNITIES,
Ringer Park Allston & Griggs Place Multi-purpose	12.58 acres	Fair	R-5	COB/P&R	Well utilized, mixed Basketball, Softball, Tot Lot	Problems with crime, vandalism. Spacious, undeveloped area.
William Smith Playground Western & N. Harvard Playfield	6.89 acres	Fair	M-1	COB/P&R	Summerthing 5 baseball fields Tennis courts Basketball Neighborhood kids & City-wide Leagues	Iceskating rink proposed by CBC Wide, bare expanse. Could use trees along Western Avenue.
Brighton Square Chestnut Hill Avenue Passive space	.57 acres	Fair	S-5	COB/P&R	Elderly, young children Tot Lot	Adjoins new elderly center. Under construction-elderly sitting area. Benches, trees, recreation area.
Brighton Municipal Bldg. Chestnut Hill & Acad. Hill Multi-purpose indoor ctr.		Fair	S-5	COB/P&R	Under construction. To be used by elderly. Rec., Health, Social.	Under construction - Elderly center.
Portsmouth St. Playground Portsmouth Street Playfields	4.29 acres	Poor	R-8	COB/P&R	Softball fields. City-wide leagues.	Scheduled for 1980-refurbish playfields, landscaping. Tennis court needs work. Room for a 2nd tennis court. Recent tree planting-Greening of Boston.
Penniman & Ilano Streets Playground Penniman, Ilano Streets Multi-purpose park	.94 acres	Poor	R-8	COB/P&R	Mixed.	Small residential area sur- rounded by industrial use.
Rogers Park Lake & Forest Streets Multi-purpose park	8.2 acres	Good	R-5	COB/P&R	Mixed. Summerthing. Boys' teams.	Money allocated for ballparks, fencing 1979.

ALLSTON / BRIGHTON

III. OPEN SPACE INVENTORY

FACILITY/TYPE	SIZE	CONDITION	ZONING	OWNERSHIP MANAGEMENT	PRIME USER/ACTIVITIES	ISSUES, OPPORTUNITIES,
James Reilly Playground Cleveland Circle Multi-purpose park	6.85 acres	Good	II-2	MDC/MDC	Swimming pool Skating rink	
Fidelis Way Playground Fidelis Way Playground	7 acres	New	II-1	City of Boston/P&R	Basketball, passive recreation lights Used mostly by housing project residents.	Completion date 12/15/79
Westnut Hill Park Surrounds reservoir Open space	33.5 acres	Excellent	B-1	MDC/MDC	Jogging, walking, bike path	Recent improvements by MDC
Christwick Road Park Comm. & Sidlaw Multi-purpose	.60 acres	Good	II-2	City of Boston/P&R	Elderly.	Scheduled to receive new fencing, benches. Large temple, nursery school nearby.
Charles River Embankment Multi-purpose Open space	104.3 acres	Good	S-5	MDC/MDC	Jogging, playing. Mixed users.	
Massidy Playground Cleveland Circle Multi-purpose	9.44 acres	Fair	S-3	City of Boston/P&R	City-wide baseball teams (4 fields). 2 tennis courts. Soccer field.	Cement seating needs repair. Because it lies on border of Brookline, some repairs neglected. Ballfields need attention.
Union St. Playground Union & Priscilla Sts. Multi-purpose	1.31 acres	Excellent	R-5	City of Boston/P&R	Local families. Teenagers.	New. Good shape.
Gallagher Park Lake Shore Road Undeveloped natural area	16.01 acres	Good	S-5	City of Boston/P&R	Family. Jogging, walking.	Pond. Could be cleaned up. Potential for swimming, fishing, boating. Boston Urban Wild.

ALLIGAN/BRIGHTON

FACILITY/TYPE	SIZE	CONDITION	ZONING	OWNERSHIP MANAGEMENT	PRIME USER/ACTIVITIES	ISSUES, OPPORTUNITIES,
Oak Sq. Playground Faneuil & Washington St. Multi-purpose	1.48 acres	Fair	R-8	City of Boston/P&R	Well-utilized Little League field.	Basketball court & tot lot unmaintained. New lighting. Adjoins MBTA property.
Oak Square Green Faneuil & Washington St. Passive recreation	.22 acres	Good	L-5	City of Boston/P&R	Elderly, mixed.	New fencing, benches, landscaping planned for 1980.
Hobart Street Play Area Hobart & Rancleigh	.60 acres	Good	L-5	City of Boston/P&R	Local families.	Hangout; vandalism problem
McKinney Playground Faneuil & Market Streets Multi-purpose	5.94 acres	Fair	R-5	City of Boston/P&R	Kids from Faneuil Project. Basketball, tennis.	Across street from Faneuil Project. Tennis & basketball courts unmaintained.
Sorrento St. Playground Sorrento & Hooker Sts. Multi-purpose	1 acre	Fair	R-5	City of Boston/P&R	Basketball, Tot Lot, chess, checkers. Mixed use.	Strong residential community. Potential for neighborhood maintenance.
St. Gabriel's Monastery Washington Street Undeveloped open space.	13.96 acres	Good	II-2	Church. Presently for sale.	Passive.	Adjoins Fidelis Way, St. Elizabeth's Hospital. Future uses under consideration. See Task Force Recommendations.
Etna Street Open Space Etna & Murdoch Streets Vacant land	1.10 acres	Fair	I-1	Private. Presently for sale.	Unmaintained field.	2 proposals being considered. Private developer-elderly; City ownership-park w/community maintenance.
Turnpike Overlook Mass. Pike, Newton Street Road shoulder.	7.17 acres	Fair	M-1	M.T.A.	Teenage boys.	Designated Boston Urban Wild. Poor public access
Crittenton Hospital Perthshire & Dunboy Building Ground	3.03 acres	Good	R-8	Hospital	Passive, informal.	Designated Boston Urban Wild.

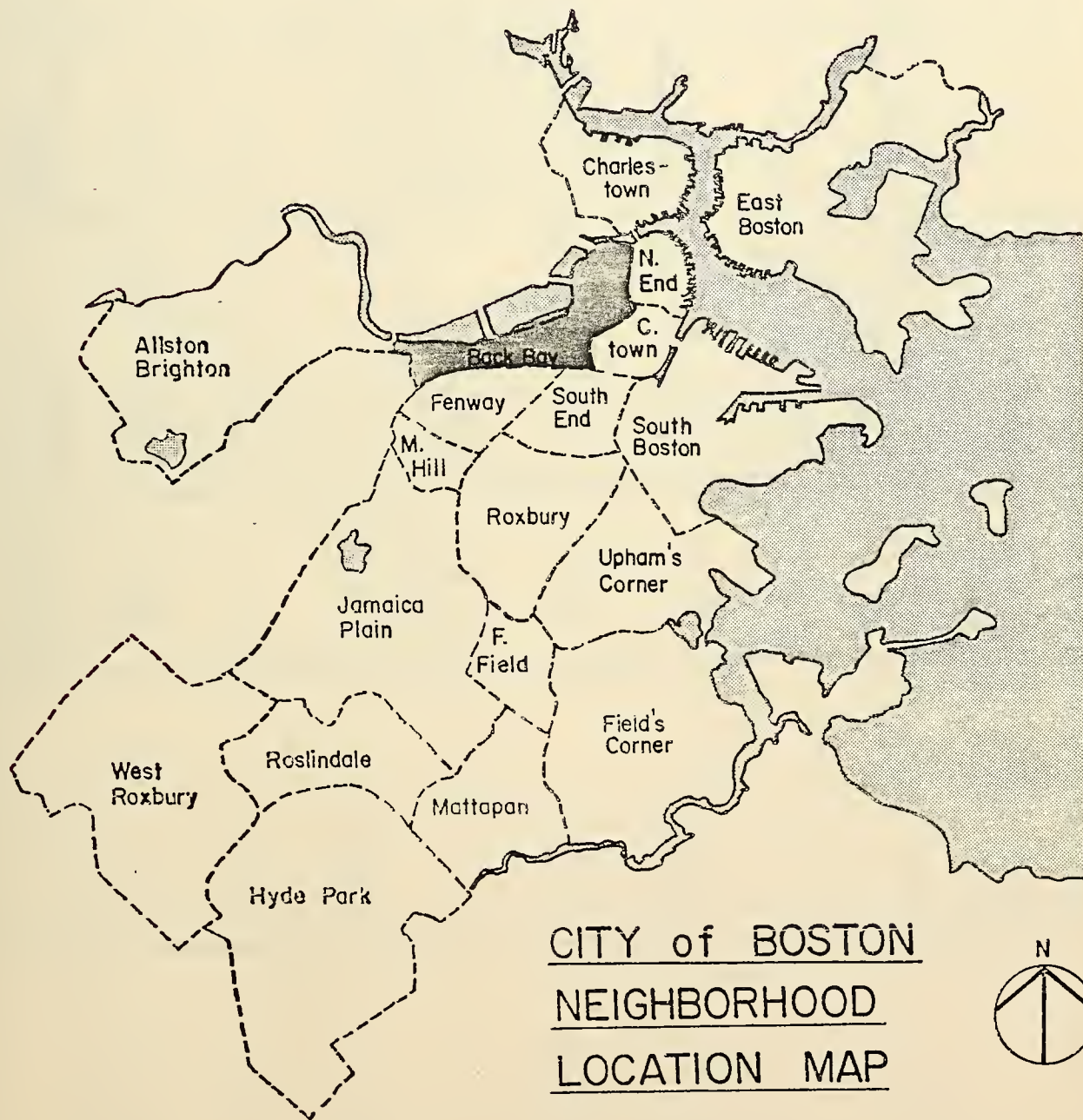
ALLSTON / BRIGHTON

III. OPEN SPACES INVENTORY

FACILITY/TYPE	SIZE	CONDITION	ZONING	MANAGING AGENCY	PRIME USER/ACTIVITIES	ISSUES, OPPORTUNITIES,
St. Sebastian's Glencly Terrace Building grounds	6.44 acres	Good	S5	School	Football, softball, Informal use.	Designated Boston Urban Wild.
Cenacles Lake & Kendrick Building grounds	17.5 acres	Good	R2	Convent	Families, mixed, Walking, climbing.	Designated Boston Urban Wild.
Euston Path Rock Nottingham Road Undeveloped natural area	.67 acres	Good	R5	Unknown	Family, mixed.	Designated Boston Urban Wild.
Mt. St. Joseph's Academy Cambridge & No. Beacon Undeveloped natural area	14.35 acres	Good	R5	Education- al	Families, mixed.	Designated Boston Urban Wild.
Kennedy Rock Cambridge Street Undeveloped natural area	2 acres	Good	II-1	Hospital	Families, mixed.	Designated Boston Urban Wild.
St. John's Seminary Commonwealth & Lake Undeveloped natural area	.47 acres	Good	R5	<i>Archdiocese of Boston</i>	Mixed, passive.	Designated Boston Urban Wild.
Leamington Rock 27-39 Leamington Road Undeveloped natural area	.47 acres	Good	R5	Unknown	Mixed, passive.	Designated Boston Urban Wild.
Foster Street Hill 176-188 Foster Street Undeveloped natural area	5.73 acres	Good	S5	Charitable Institu- tion	Mixed, passive.	Designated Boston Urban Wild.
Oakland Quarry Brock Street Undeveloped natural area	2.25 acres	Good	R8	Private	Family, mixed, Walking, passive.	Designated Boston Urban Wild.
Wallingford Rock Wallingford Road Undeveloped natural area	3 acres	Good	R5	Private	Family, mixed.	Designated Boston Urban Wild.

BACK BAY

BEACON HILL / BAY VILLAGE



OPEN SPACE INVENTORY

BACK BAY / BEACON HILL / BAY VILLAGE

Inventory for

Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	Users	Condition	Issues/Opportunities
Myrtle Street Play Area	COB/P & R	B-2-65 .17 acres	climbing equipment swings, game tables basketball, benches	Neighborhood kids/drinks & bums	Good	noise litter problem, increase surveillance
Phillips Street Play Area	COB/P & R	B-2-65 .13 acres	swings, game tables basketball, climbing equipment, slide,	Neighborhood kids	Good	noise/litter problem increase surveillance
Clarendon Street Play Ground	COB/	B-5-70 .7 acres	slides, climbing equipment, swings benches	School children/neighborhood kids	Good	neighborhood management program
Copley Square	COB/P & R	B-4 2.15 acre	statue/monument, benches, fountain	Office worker tourists drinks/bums	Good	poor design prevents square from achieving full potential
Dartmouth Street Mall	COB/P & R	B-5-70 B-4-70 B-10-155 1.22 acre	benches	school children, shoppers drinks/bums	Good	litter/sterile design
Statter Park	COB/P & R	B-10	fountain	Drinks/bums	Good	litter/broken fountain, handout for derelicts
W4X Park/Radio Plaza	COB/P & R	B-4-0	benches	?	Good	
1111st Norton Park	COB/P & R	B-3 .98 acre	benches, playing tables	-	Good	
Prudential Center Plaza	Private/Private	B-3 3.3 acre	Benches	Office workers shoppers/tourists	Good	should be redesigned in conjunction with retail area

BACK BAY
BEACON HILL
BAY VILLAGE

OPEN SPACE INVENTORY

Inventory for BACK BAY / BEACON HILL / BAY VILLAGE

Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	Users	Condition	Issues/Opportunities
Boston Common	COB/P & R	II-2-65 48.4 acre	fountains, benches monuments/statues tot lot, wading pool, softball fields (?), tennis courts (?), rest room (?), band stand	shoppers, tourists, office work- ers, resi- dents, drunks/bums	Good	
Public Garden	COB/P & R	II-2-65 24.25 acre	fountains, benches, monuments/statues lagoon/swan boats bridge, water distribution system	shoppers, tourists office work- ers, resi- dents, drunks/bums	Good	Enforcement of posted regulations
Commonwealth Avenue Mall	COB/P & R	II-5-70 32 acre	monuments/statues benches, water distribution	residents drunks/bums	Good	Preservation and replacement of Dutch Elm trees
Charles River Embankment	MDC/MDC	II-3 43.6 acre	band shell, tot- lot (?), boathouse (2), statues/monu- ments, boat docks, benches, rest rooms (2), tennis courts (4), bridges (5), baseball and football fields, bicycle trails, swimming pool	residents	Good	Develop additional facilities improve access to neighborhoods

BACK BAY
BEACON HILL
BAY VILLAGE

OPEN SPACE INVENTORY

Inventory for BACK BAY / BEACON HILL / BAY VILLAGE

Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	Users	Condition	Issues/Opportunities
Back Bay Racquet Club (62 Columbus Avenue)	Private/Private	B-B .17 acre	Racquetball courts (12), saunas, exercise room, restaurant	members and guests	Good	
YMCA (140 Clarendon Street)	Private/Private	B-B .31 acre	Indoor center, swimming pool, sauna, running track, gym	members and guests	Good	BACK BAY BEACON HILL BAY VILLAGE

CHARLESTOWN



OPEN SPACE INVENTORY

CHARLESTOWN

Inventory for

Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	Users	Condition	Issues/Opportunities
O'Reilly May & Monument Square	City of Boston Conservation Com	B-1 .01	Playlot street hockey baseball	Male male	Poor	O'Reilly May needs total reconstruction, new everything-tot lots, lights needed.
Warren Prescott School	COB/P&R	II-1 .43	Playground play street hockey baseball-youth	Male mixed	Good	
Lexington Street Gymnasium	COB/P&R	II-1	Basketball gymnastics jogging, boxing, wrestling, exercising	family/mixed age groups	Fair	Need renovations to gym
Cadwell Street Park	COB/P&R	M-1 .20	Basketball picnicking	Male mixed	Good	
Head Start Playground	COB/P&R	L-1 .16	Tot lot	Mixed young kids	Good	
BIA Playground (under Tobin Bridge)	COB/BIA	II-1 1.20	None		Poor	Facilities have been torn out, total reconstruction needed.

CHARLESTOWN

CHARLESTOWN

Inventory for

Name of Facility	Ownership/Management	Zoning/acreage	Facilities/Activities	Users	Condition	Issues/Opportunities
Emmonds & Horrigan Skating rink	MDC/MDC	H-1 1.10	Figure skating hockey public skating	Mixed male mixed	Good	MDC-owned. Plans are to enclose this rink completely. Remainder of rink property needs site improvements and parking. Rutherford Avenue (discussed) could be improved by adding street trees & furniture to spruce up that area between the new Union-Rutherford St. Playground & the rink.
Kent School Gymnasium	City of Boston School Department	H-1	Baseball sitting, reading exercising, volleyball	5-19 mixed	Good	
DeCATUR Park	COB/P&R	H-1 .25			Abandoned	Park has been completely abandoned and needs complete reconstruction.
John J. Doherty Playground	COB/P&R	H-1 3.70	Swimming pool, playground play, basketball, reading, sitting, basketball, skateboarding	Mixed " " " " Male	Good	Well utilized and maintained neighborhood park

CHARLESTOWN

OPEN SPACE INVENTORY

CHARLESTOWN

Inventory for

Name of Facility	Ownership/Management	Zoning/Average	Facilities/Activities	Users	Condition	Issues/Opportunities
City Square	City of Boston Parks & Recreation	B-1 .20	Sitting reading parking lot	Mixed	Fair	New landscaping of this square will be incorporated with the northern section alignment of the Central Artery project (I-93)
Lt. Michael P. Quinn Athletic Complex	COB/School Dept.	H-1-U	Recreation building football stadium track, handball, basketball, tennis, softball field swimming pool	Mixed	Excellent	Recently opened and dedicated, replaced Little Mystic Playground.
Kent School Playground	COB/P&R/Public Facilities/School department	H-1 .10	Sitting, informal games, reading	Mixed female-5-9	Fair	Needs better maintaining and new basketball rims and nets.
Emmons Playground	COB/P&R	H-1 .21	Sitting, Play-ground play	Mixed	Excellent	Brand new playground, new lot lot equipment, tennis court, new benches and fencing.
John Harvard Mall	COB/P&R	L-1 .85	Sitting playlot	Mixed	Good	
William J. Barry Playground	COB/P&R	I-2 3.90	Football, baseball/adults, softball	Male	Good	Recently installed trees baseball backstop, fence and resodded, needs better maintenance, need chain link fence or wooden guard rail along Medford Street.

CHARLESTOWN

CHARLESTOWN

Inventory for

Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	Users	Condition	Issues/Opportunities
Hill & Cook Streets Play Area	COB/P&R	II-1 .10	Playlot	Mixed	Good	OK
Sullivan Square Island	COB/DPW	I-2 .33	None	Unknown	Fair	This whole square needs to be addressed since the EL was razed. Recently, a local group working through the Kennedy Center cleared this island and planted grass and trees. Needs new chain-link fence or steel guard rail around perimeter.
Ryan Playground	COB/DPW	II-1 12.38	Baseball-adult baseball-youth tot lot	family/mixed "	Good	Resodding of little league field.
Bunker Hill Monument	U.S. Government/ National Park Service	II-1 3.58	Dog walking, sightseeing, sitting, reading	Mixed	Good, trees were recently installed around Monument Square	Future National Park Service rehab work includes repairs-replacement of windows, fix water leaks sidewalk work, repainting and fence repairs.
McCarthy Playground	COB/P&R	II-1 1.30	Basketball dog walking sitting, hang-out tennis courts	15-19 yrs/M mixed	Good	New benches, tennis courts, trees, grass recently done over, need new basketball nets.

CHARLESTOWN

OPEN SPACE INVENTORY

Inventory for CHARLESTOWN

Name of Facility	Ownership/Management	Zoning/Percentage	Facilities/Activities	Users	Condition	Issues/Opportunities
Winthrop Square	City of Boston/ Parks & Recreation	II-1 .88	Sitting, reading	Mixed	Good	Remove graffiti from memorial stones. Needs security to keep neighborhood groups out at night and from defacing the memorials.
Bunker Hill School	COB/School Dept.	.32	Elementary school grounds	Young children	Good	School Dept. plans to phase out this elementary school.
Holden School	COB/School Dept.	.12	Elementary school grounds	Young children	Good	
Charlestown Boys Club	Private/Boys Club of America		Gym, pool, recreation rooms	Male	Good	
Edwards School	COB/School Dept.	.86	Middle School grounds	Young children	Fair	Use parking lot for game courts.
Bunker Hill Community Gardens	COB/	B-1	Open space for gardens	Community garden groups	Excellent	
Charles River Dam Park	MDC/MDC	I-2 1.00	River locks recently installed-park adjacent, sitting, hanging, reading, football	Mixed	Excellent	Work on locks has not been finished yet and upon completion, park users will be able to cross over Charles River to other side. Access to park through City Square is difficult due to traffic. Park is underutilized.

CHARLESTOWN

OPEN SPACE INVENTORY

Inventory for CHARLESTOWN

Name of Facility	Ownership/ Management	Zoning/ Acreage	Facilities/ Activities	Users	Condition	Issues Opportunities
Charlestown Naval Shipyard Park	COB/COB	B-1 17.0	17 acre waterfront park, sightseeing, sitting, boating picnicking	Mixed	Completed but not yet open to the public	Sailing programs for Charlestown youth.
Charlestown Naval Shipyard Historic Section	NPS/NPS	B-1	Historic buildings on 31 acres	Mixed tourists	Currently under renovations	
Charlestown Armed Forces YMCA	Private	B-1	Gym, pool	Mixed	Good	Not really a community YMCA. Other social service programs located within this building.
Mt. Vernon Street Tot Lot	Mass. Port	L-1	Benches were recently removed, only small asphalt area remains	Young Pre-school children	Poor	Lacks fencing, tot lot equipment, benches, etc. Neighborhood would like to have this site developed.
Mischawam Park Playground	Private	II-1-U	Playground and sitting area	Mischawam residents	Good	

CHINATOWN / SOUTH COVE



OPEN SPACE INVENTORY

Inventory for CHINATOWN-SOUTH COVE

Name of Facility	Ownership/Management	Zoning/Average	Facilities/Activities	Users	Condition	Issues/Opportunities
Pagoda Park	City of Boston Parks & Recreation	M-8 64,183 sq. ft.	3 basketball/volleyball courts bleachers. Used by residents of Chinatown, Chinese, Athletic Club	Youth	Fair	Courts are non-regulation, separated from community by expressway, air quality is poor due to high volume of traffic nearby, maintenance is poor.
Chinatown-South Cove YMCA	YMCA	B-10 1000 sq. ft.	1 basketball/volleyball court, bathrooms, lockerrooms, office, drop-in center	Tufts youth	Good	Facility is small and seating capacity is limited. Presently operating at full capacity. Looking for permanent location within Chinatown-South Cove
Quincy Community School	School Dept. afterschool activities by membership	B-8-U 55,880 sq. ft.	Gym, pool, 1 basketball/volleyball court indoors. Mini-tennis court, sitting areas.	Quincy School students, youth Chinese community	Fair	Roof-top play areas are poorly lit, isolated Scene of thefts, used only by students during school hours. Quincy School is community center utilized by all residents, pool and gym well used.
Hudson-Beach Street Court	Commonwealth of Massachusetts	M-8 5,850 sq. ft.	1 basketball court	Children in immediate neighborhood	Poor	This space will be included as one of the sitting areas adjacent to Chinese Gateway. Apparent drainage problem on western edge.

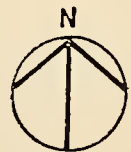
CHINATOWN / SOUTH COVE

OPEN SPACE INVENTORY

Inventory for CHINATOWN / SOUTH COVE

Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	Users	Condition	Issues/Opportunities
South Cove Playground (Part of R3-R3a)	BRA	B-B-U 1,375 sq. ft.	4 swings 1 basketball court	Residents of Pine Street Inn	Terrible	Not developable until Orange Line is taken down. Used by residents of Pine Street Inn. Unsan- itary, full of discarded bottles, litter, possible community/recreation site.

EAST BOSTON



OPEN SPACE INVENTORY

Inventory for EAST BOSTON

Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	Users	Conditions	Issues Opportunities
Neptune Road	Massport	R-5 0.31	Playlot		Good	
Golden Stairs	City of Boston	M-2 0.16	Vacant Lot		Poor	
Michael J. Brophy Park	City of Boston	H-2 0.69	Squares/Malls/ Plazas		Good	
McClean Playground	City of Boston	H-1 0.43	Playground		Fair	
Souza Park	City of Boston	R-8 0.28	Playlot		Poor	
London & Decatur Sts. Play Area	City of Boston	L-1 0.61	Playlot		Fair	
Maverick Square	City of Boston	L-1 4.39	Squares/Malls/ Plazas		Fair	
Lewis Mall	City of Boston	0.69	Squares/Malls/ Plazas		Good	
Jeffries Point Park	City of Boston	H-1 4.00	Multi-Purpose Park		Good	
Paris Street Gymnasium	City of Boston	H-1 0.05	Special Purpose Indoor Center		Good	

OPEN SPACE INVENTORY

Inventory for EAST BOSTON

Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	Users	Conditions	Issues Opportunities
Paris Street Pool	City of Boston	H-1 0.38	Special Purpose Indoor Center		Good	
Paris Street Playground	City of Boston	H-1 1.27	Playlot		Fair	
Prescott Square	City of Boston	H-1 0.26	Squares/Malls/Plazas		Good	
Central Square	City of Boston	M-1 0.93	Square/Malls/Plazas		Fair	
Noyes Playground	City of Boston	8.31	Multi Purpose Parks		Fair	
East Boston Harborside Comm. School	City of Boston	M-2 2.00	Community School Bldg.		Good	
Louis E. Porrazzo Rink	MDC	M-1 1.00	Special Purpose Indoor Center		Good	
East Boston Stadium	City of Boston	H-1 17.67	Playfield		Fair	
American Legion Playground	City of Boston	R-8 3.08	Playground		Poor	
Constitution Beach	MDC	M-1 46.50	Multi-Purpose Park		Good	

EAST BOSTON

FENWAY / KENMORE



Inventory for **FENWAY / KENMORE**

Name of Facility	Ownership/Management	Zoning/acreage	Facilities/Activities	Users	Condition	Issues/Opportunities
Mothers Rest	City of Boston Parks & Recreation	II-1	lot lot	5 - 9	Fair	Replace equipment
Westland Avenue Entrance to Lens	COB/P&R	II-1	Passive sitting area	All ages	Fair	Improvements scheduled
Lens & Rose Garden	COB/P&R	II-1 108.19	Passive area	All ages	Fair	Improvements scheduled
Forsythe Park	COB/P&R	II-3 .99	Passive sitting area	All ages	Fair	Planting, landscaping
Victory Gardens	COB/P&R	II-1	Gardening	All ages	Good	
Roberto Clemente Field	COB/P&R	II-1 5.0	Baseball softball basketball (2)	15-34 15-34 15-34	Poor	Major improvements re design, equipment
Fenmore Square	COB/P&R	II-4 .13	Passive area		Fair	
Charlesgate East Commonwealth Avenue Mall	COB/P&R	II-5 1.07	Passive sitting	All ages	Fair	Landscaping, improvements under construction
Muddy River to the Lebs	COB/P&R	II-1	Passive sitting jogging	All ages	Fair	General improvements
Hard Street Playground	COB/P&R	II-1 .54	Vacant lot			

FENWAY
KENMORE

OPEN SPACE INVENTORY

Inventory for FENWAY/KENMORE

Name of Facility	Ownership/Management	Zoning/Average	Facilities/Activities	Users	Condition	Issues/Opportunities
Morville House Park	COB/P&R	H-3 .24	Passive sitting area	Elderly	Good	
Millmore School Play-ground	COB/P&R	H-2 .86	Asphalt lot basketball court	School children	Poor	
Elderly Road Playground	COB/P&R	H-3 .11	lot lot basketball court	1-5, mothers 15-34	Good good	
		117.13				

FENWAY
KENMORE

FIELD'S CORNER



Name of Facility	Ownership/ Managing Agency	Current Zoning/ Size	Facilities in Place/ Prime Activities	Users	General Condition	Issues/Opportunities
McMorrow Playground	BHC	3.5 ac.	Basketball Little League Playground/tot lot	Youth & Children	Fair - Good	Fences cut for access from playground field. Gate should be made.
Joseph Byrne	Boston Parks & Recreation	1.16 ac. R-5	Basketball Tennis tot lot	Youth & Children of Cidmpt.	Excellent Good	Teenagers use Tennis Cts. for Street Hockey/ maybe dual court should be established at tennis or basketball court.
William Garry Hatch	Boston Parks & Recreation	6.9/ ac. S-5	Tennis, Basketball Baseball, tot lot	Youth Adults & Children of Codman Hill/lower Hills	Excellent- Good	

FIELD'S CORNER

Name of Facility	Managing Agency	Zoning	Prime Activities	Users	Condition	Issues/Opportunities
Rohan Park	Boston Parks & Recreation	13.1 ac. R-8	Tot lot, Basketball, Tennis Playingfield	All ages - from meeting house hill	excellent	Basketball court, located down hill allows undesirables to congregate - drug dealing spot/possible relocation or removal of court depending on community input.
William Corbett Park	Boston Parks & Recreation	.8 ac. II-1	Tot lot, Basketball Passive	All ages	Fair	
Algonquin Square	Boston Parks & Recreation	.04 ac. II-1	Grass (median strip)	House	Fair	

FIELD'S CORNER

Name of Facility	Ownership/ Managing Agency	Current Zoning	Facilities in Place/ Prime Activities	Users	General Condition	Issues/Opportunities
Theford Ave. Playgd.	Boston Parks & Recreation	.7 ac. R.-8	Basketball, tot lot, picnic area	Youth & Children	Good Facility w/mainten- ance problem	A good opportunity for community maintenance program/ strong community group & neighborhood strategy area.
Dorchester Park	Boston Parks & Recreation	30 acres S.-5	Tennis, Basketball Baseball, tot lot Passive uses as well	All ages	Poor!	Dorchester's largest natural open space with great recreation potential/community involvement in redesign of park for existing & new uses.
Tooting Playgd.	MDC	2.2 ac. R.-5	Tot lot, basketball, softball	Youth Children	Good	

FIELD'S CORNER

Name of Facility	Managing Agency	Zoning & Acres	Prime activities	Users	Condition	Issues/Opportunities
Fenwick Beach	MDC	14.75 1-2	Tot lot Basketball Swimming	All Ages	Fair & Poor	Poor h2o quality resulting in health hazards & loss of beach space, natural extension to Dorchester (see back)
Doherty-Gibson (Foxfield)	Boston Parks & Recreation	5.86 R.-5	Tot lot Basketball Baseball-Softball	Adults Youth lots	Good Fair	Improvements to softball area & fence needed. (see back)
Mt Bowdoin Green	Boston Parks & Recreation	.58 R.-B	Passive area & climbing toy	All ages Immediate Community	Good	
Heponset River Reservation	MDC	101.7 R.-5	Tot. vary with passive uses	all ages	Good	(see back) *
Venture Playground	MDC	1.3 R.-5	Tot lots & Little League Fields	Youth	Good	

FIELD'S CORNER

Name of Facility	Ownership/ Managing Agency	Current Zoning	Facilities in Place/ Prime Activities	Users	General Condition	Issues/Opportunities
Port Norfolk Park	Parks & Recreation	.12 R-.5	Passive area Plantings			
Mahout St. sitting area	BDC	.18 I-.5	Passive Area benches	all ages	Good	
#599, O'Donnell Square	Parks & Recreation	.06 R-.8	Passive area plantings			
Quincy Stanley St. play area	Parks & Recreation	.33 R-.8	Tot lot and benches	lots	Excellent	
Horton St. lot		.06 R-.8	lot lot /timber toy	lots	excellent	

Name of Facility	Managing Agency	Zoning	Prime Activities	Users	Condition	Issues/Opportunities
Mary Hemmenway Playground	Parks & Recreation	4.4 R.-5	Basketball - Softball tot lot	Youth tots	Fair poor	
Garvey Playground	Parks & Recreation	8.6 R.-5	Baseball - Basketball tot lot	Youth tots	Good	
King Tennis Ct. (Mary Hemmenway Tennis (4)	Parks & Recreation	.7 R.-5	Tennis Court	Youth	Fair	-Elderly housing being built across the street/ -Tennis Court used for Street Hockey/ Partially paved and grass area could be better utilized. create improved access to park.

FIELD'S CORNER

Name of Facility	Ownership/ Managing Agency	Current Zoning	Facilities in Place/ Prime Activities	Users	General Condition	Issues/Opportunities
Allen Park	Parks & Recreation	1.19 ac. R-.8	Passive Benches & Walkway	All Ages	Good	
Florida St. Median Strip	Parks & Recreation	.08 ac R-.5	Passive St. Median		Good	
Coppers Sq.	Parks & Recreation	.3 acres R-.5	Passive Fountain & Benches	All Ages	Fair Poor	
Mellesey Pl	Parks & Recreation	.71 acres	Passive	All Ages	Good	
Peabody Square	Parks & Recreation	.09 acres R-1	Passive		Poor	Brown Fund to repair clock and horses watering through/also good opportunity for Community Maintenance agreement thru Natural areas fund.
Fremett Sq.	Parks & Recreation	.16 acres R-5	Passive	All ages	Good	
Centerville Park	Parks & Recreation	.22 R-.5	Passive	All ages	Good	

200-150

OPEN SPACE INVENTORY

Inventory for

Name of Facility	Ownership/ Management	Zoning/ Acreage	Facilities/ Activities	Users	Condition	Issues Opportunities
Roberts Playground	Parks & Recreation	10.2 R-.8	Tot lot, tennis basketball and softball	Youth tots	Fair Poor	
Ripley Playground	P&R	.86 R-.8	Tot lot basketball courts	Youth tots	Fair Poor	
Cronin Park (Mainwright)	P&R	2.2 R-.5	Tot lot basketball softball	Tots youth	Poor	1. Park presently caught in a "turf battle" between youths in area. Park recently removed and has been destroyed in this battle. Involvement of residents, youths and adults in redesign of park
Hilltop Park	P&R	1.3 R-.5	Tot lot passive area	Tots adults	Excellent	2. Baseball field flooded by community in winter for ice skating. Designation of field for baseball and if possible, for ice skating. Determination dependent upon resident preference.

Name of Facility	Ownership/ Managing Agency	Current Zoning	Facilities in Place/ Prime Activities	Users	General Condition	Issues/Opportunities
96 Spencer St. tot lot		R-.8	tot lot - i.e. slide	tots	Fair	Site extends back to Whitfield St. and include a number of parcels along Whitfield. One of the larger parcels in Codman Square and might be a good site for outdoor recreation and/or even a garden again (once a victory garden) Development would depend upon resident's concerns and needs.
Rainbow Park	Boston Gas Company	3.20 ac. U-2	Boat Ramp	Adults	good	Poor publicity of Park/ make people more aware of park facility.

Name of Facility	Ownership/ Managing Agency	Current Zoning	Facilities in Place/ Prime Activities	Users	General Condition	Issues/Opportunities
Trull Street Triangle	City of Boston/	.35 ac./ R-8	Passive open space w/grass & trees	All ages/ specifically kids playing ball.	Good	FIELD'S CORNER

Role of Facility	Governing/Managing Agency	Current Zoning / Size	Facilities in Place/Prim Activities	Users	General Condition	Issues/Opportunities
Revival/Victory Gardens						
96 Spencer St.		4500 sq'	small tot lot		Fair	
59 Linden		13,695 sq'	Garden with /h2o (broken)		poor	
86 Wheatland St.		6,500 sq.	Garden			
30 Westville St.		11,047 sq'	Garden			
32 Bullard St.		4,608 sq.	Garden			
23 Inwood St.	BRA	2,768 sq.	Woodchips w/ tot lot.		good	Boston Urban Gardeners is presently working with residents of the gardens that are still existing to help them get the gardens producing once again.

Name of Facility	Ownership/Managing Agency	Current Zoning	Facilities in Place/Prime Activities	Users	General Condition	Issues/Opportunities
Boston Urban Wilds Site, (Public access) Geneva Ave, CHITS	City of Boston (Conservation Commission)	1.88 R-.8	Picnic Area Natural trail Sandbox/ tot lot	Residents (lots & youth)	Fair	Adjacent land is privately owned and should be acquired by Conservation Commission in order to expand and open up site.
Lennox Rock	City of Boston/ Conservation Commission	R-.8 .06 ac.	Rock outcropping	none	Natural open space	
Haddon St. CHITS	City of Boston Real Property dept.	1.75 ac. e-8	Natural area	Children & Purse snatches	fair - poor	Should be cleared & thinned out
Boston Gas Encasement	Boston Gas	3.20 acre W-2	vacant land	not used		Could be used as public access.

FIELD'S CORNER

Name of Facility	Ownership/ Managing Agency	Current Zoning	Facilities in Place/ Prime Activities	Users	General Condition	Issues/Opportunities
"The Humps"	Real property	.76 ac. R-B	natural, rural terrain	residents	fair	Should be preserved and transferred to Conservation Commission
Heeling House Hill overlook	City of Boston Public Fac.	2.82 ac. R-.B	scenic overlook	residents		
Penn Central R.R. easement	Penn Central	3.30 M-1	Railroad	used once/ week by R.R.		Potential link between Port Norfolk, Schoolboy Track and Neponset River Reservation

PUBLIC CORNER

Name of Facility	Ownership/ Managing Agency	Current Zoning	Facilities in Place/ Prime Activities	Users	General Condition	Issues/Opportunities
* Community Schools Marshall Community School	City of Boston Community Schools Dept.		Indoor pool Gym-facility w/ basketball, volley ball, hockey, weight lifting, soccer etc.	all residents of Fields Corner. Meeting house hill	good	
Cleveland School	"		Gym facility- same as Marshall			
Holland School	"		Indoor pool gym facility with basketball, volley ball track	All residents of North Dorchester/ Grove Hall	Good	
* It should be noted that all community schools charge a nominal membership fee.						

FIELD'S CORNER

Name of Facility	Owner/Map/Managing Agency	Current Zoning	Facilities in Place/Prime Activities	Users	General Condition	Issues/Opportunities
Murphy School	City of Boston Community Schools dept		Indoor pool Gym with gymnastics, basketball	Neponset/ Popes Hill and Adams St. residents	good	
AA Lee School			Indoor pool Gym facility with basketball, volleyball and weight lifting	Dorchester (Codman Square) and Mattapan		
**Although, not physically located in the Fields Corner square.						Planning district this school is utilized by residents of Codman

Fields Corner

FRANKLIN FIELD



OPEN SPACE INVENTORY

Franklin Field

Inventory Item

Name of Facility	Inventory Item	Ownership/Management	Zoning/Access	Facilities/Activities	Use	Condition	Remarks/Opportunities
Franklin Park		City of Boston Parks & Recreation Zoological Society BDC	429	Multi-Purpose Park Zoological Gardens Horseback Riding Municipal Golf Course, Playstead	City-Wide Mixed Use	Fair	Franklin Park represents the single largest open space recreational area within the City of Boston. Quality maintenance of this facility should remain a top priority of the City. COB should emphasize coordination of improvement with other agency having jurisdiction within Franklin Park.
Eric-Hittington Street Playground, Dorchester		City of Boston Parks & Recreation	1-1 0.12	Multi-Purpose tot lot equipment basketball court benches, passive recreation	Neighborhood kids	Poor, basketball court needs repair tot lot needs general repair	- Parcel of land located at southern edge of playground is tax-title. Could be developed into tennis courts. Playground area and basketball court need upgrading. Large population of young people located within area. Major improvements should be considered.

FRANKLIN FIELD

FRANKLIN FIELD

Inventory Location

Name of Facility	Inventory Location	Ownership/Management	Zoning/Access	Facilities/Activities	User	Condition	Remarks/Opportunities
Sportsmen Tennis Center located in Franklin Field Playground		Sportsmen Tennis Center, Inc.	R-B 45.59	Special Purpose 8 indoor tennis courts, 5 outdoor tennis courts	Membership all ages, City-wide	Good	City of Boston should emphasize coordination of improvements to Franklin Field in a manner that will complement private improvements to Sportsmen Tennis Center.
Kaplan Recreation Pool and Rink, Franklin Field Playground		MDC	R-B 45.59	Special Purpose Center swimming pool ice skating rink	Neighborhood kids, residents of Franklin Field	Fair	City of Boston should emphasize coordination of improvements to Franklin Field in a manner that will complement MDC maintenance efforts to Kaplan Recreational Center

FRANKLIN FIELD

OPEN SPACE INVENTORY

Inventory for FRANKLIN FIELD

Name of Facility	Owner/Agency/Department	Zoning/Access	Facilities/Activities	Usage	Condition	Reason/Opportunities
Franklin Field Playground located on corner of Blue Hill-Lafayette Avenues Dorchester	City of Boston Parks & Recreation	R-B 45.59	Multi-Purpose 2 baseball fields 5 basketball courts 1 soccer field	kids from Franklin Field pro- jects and residents	Poor-base- ball & soc- cer fields, basketball courts need upgrading.	Franklin Field is located in the most densely populated section of this bor. community. 2 major public housing projects (located between the field) attracts a large number of young people. Many persons of West Indian extraction also use the field to play soccer. The field is located across from the Franklin Field Neighborhood Strategy Area (NSA), which will provide 100 rehabilitated Section 8 family units within the next few months. Continued improvements and expansion of recreational facilities should be considered.

FRANKLIN FIELD

HYDE PARK



OPEN SPACE INVENTORY

Inventory for HYDE PARK

Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	Users	Condition	Issues/Opportunities
Woodworth Square	City of Boston Parks & Recreation	S-3 .01	Traffic square grass, trees		Good	Needs improved maintenance to remain attractive
Toley Square	COB/P&R	S-5 .01	Fence, trees, bushes, grass		Fair	Fence needs replacement with more attractive, perhaps cast iron fence.
George Wright Golf Course	COB/P&R	S-3 158.48	Clubhouse, grass, trees, woodland	Adults, some adolescents	Good	Needs fence repair, locker room needs repair, parking lot needs lights
Webster Square	COB/P&R	R-5 .01	Trees		Good	Traffic circle
Williams Square	COB/P&R	S-3 .01	Grass		Good	Needs sign
Jones Square	COB/P&R	S-3 .01	Trees, grass		Good	Traffic island
Smith's Pond Playground	MDC/MDC	S-3 12.91	Baseball field benches with backs grandstand trees, woodlands	Mixed	2 unusable 10 fair 1 good	Severe drainage problems should be rectified, needs new baseball fields, new toilet facilities
West Street Play Area	COB/P&R	S-3	Tot lot swings benches	Adolescents	1 fair unusable unusable	Needs new swings, benches and fence repair, needs lighting to discourage vandalism

LIVDE PARK

Inventory for HYDE PARK

Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	Users	Condition	Issues/Opportunities
Molcott Square	City of Boston Parks & Recreation	L-5 .10	Benches with backs Flagpole fence, grass, trees	Mixed	2 good good good	Bus stops here, in commercial attractive waiting area
Kelly Field	MDC/MDC	S-5	Baseball fields bleachers field house showers pavilion tables & benches	Mixed	4 good 3 good 1 good 8 good 7 good good	Well used
Amatucci Playground	COB/P&R	L-5, R-5 M-1 .47	Tennis court lot lot benches w/backs swings, see-saws lighting poles fence	Mixed	1 good 1 fair fair unusable 3 good 1 good	On main road, in residential area, needs new playground equipment or re-use
William Boyle Playground	MDC/MDC	R-5 .70	Slides swings climbing equipment fence	Mixed	1 fair 4 fair fair fair	Only play lot on River Street neighborhood not centrally located, poorly maintained and so not well used
John Dooley Playground	MDC/MDC	R-5, L-5 M-1	lot lot slides swings benches w/backs tennis courts	Mixed	1 good 1 good 1 fair 10 fair 2 good	Good as is, requires continued maintenance, tennis courts cream colored, difficult to follow ball

HYDE PARK

OPEN SPACE INVENTORY

Inventory for HYDE PARK

Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	Users	Condition	Issues/Opportunities
Martini Shell & Park	MDC/MDC	E-5 4.70	Tennis court amphitheatre basketball court table & benches benches	Mixed	2 good 1 good 1 good 6 good 15 good	Improved scheduling of events would increase usage. Will lead to deterioration, parking available next door at Stop & Shop
Moyinhan Playground	MDC/MDC	S-5	Shelter tennis courts basketball court bleachers spray pool field house playground	Mixed	1 good 2 good 1 good 1 good 1 good 1 unusable good	Attractive, well-used. Only playground in fairmount area, field house requires attention
Ross Field	City of Boston Parks & Recreation	S-5 13.03	Tennis court basketball court baseball field bubblers floodlights lighting poles benches w/back Fences playlot hockey rink grandstand backstops	Adolescents some adults and families	1 unusable 1 unusable 1 good-2 unusable 3 unusable 7 fair 8 fair 2 good 2 unusable 3 fair 1 fair 1 fair 1 good 1 good unusable	Needs tennis courts renovated. Needs unusable more floodlights current ones dangerous. Needs repair to baseball courts, needs baseball fields renovated, needs new bubblers toilet facilities underground central sprinkling system only field on River West St. area, (population 14,000), extremely well used and important to perception of area

Inventory for HYDE PARK

Name of Facility	Ownership/Management	Zoning/Agency	Facilities/Activities	Users	Condition	Issues/Opportunities
Stonybrook Reservation	MDC/HDC	S-3 469.50	Fishing area/Pier bridle trail bicycle trail/paths wetlands, wildlife	Mixed	1 good 1 good 1 good	Well used, asset to area, regional attraction
Marlin L. Olsen Memorial Pool	MDC/HDC	S-5	Pool	Mixed	Good	Well used
Alexander S. Bajko Memorial Rink	MDC/HDC	S-5	Ice skating rink	Mixed	Fair	Needs building repair, roof leaks, inadequate ventilation no protected observer area
Gelowitz Field	MDC/HDC	S-5	Baseball diamond	Mixed	Good	Well used
Factory Hill Playground	MDC/HDC	S-5	Benches trees, walkways, play equipment	Mixed	Good	Attractive affords excellent view of Hyde Park and Blue Hill
Cleary Square Park	City of Boston/ COB	B-1	Benches lights trees	No One	Good Good Good	Poorly located below street level, not used, deteriorating due to lack of maintenance
Bale Street Playground	City of Boston/ COB	S-5	Play equipment	Adolescents	unusable	Totally destroyed hang-out for kids

HYDE PARK

OPEN SPACE INVENTORY

Inventory for **HYDE PARK**

Name of Facility	Owner ship/ Management	Zoning/ Acreage	Facilities/ Activities	Users	Condition	Issues/ Opportunities
Reponset River Valley	MDC/MDC	S-5 90.30	Grass and trees		Good	Median strip
Readville Playground	City of Boston Parks & Recreation	S-5, R-5 5.03	Basketball court baseball field tennis court shelter benches w/back play sculpture bubblers picnic tables lighting poles fences	Mixed	2 good 1 fair 2 good 1 fair 4 fair 1 fair 1 good 3 unusable 10 good 1 good	Needs tennis nets, well used by kids, needs new lights, needs toilet facilities
Cleary Square (actually Logan Square)	COB/P&R	B-1	Concrete traffic islands		Good	Used as base for Christmas tree, unattractive, guides traffic stream
Camp Meigs Playground	MDC/MDC	S-5 2.80	Little League baseball field basketball court tennis court lot lot benches w/back benches wo/back	Mixed	1 good 1 good 2 good 1 good 10 good 10 good 1 fair 1 unusable 1 good 1 good	Only playground in this section of Readville, well local well used, attractive
Paul J. Colletta Playground	MDC/MDC	R-5 1.00	lights flagpole Little League baseball field pavilion swings picnic benches benches w/back	Families	1 good 1 good good good 6 good 1 good-good	Well used, needs toilet facilities

HYDE PARK

OPEN SPACE INVENTORY

Inventory for HYDE PARK

Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	Users	Condition	Issues/Opportunities
YMCA	YMCA/YMCA	R-5	Pool indoor basketball court	Mixed	Good Fair	Well used, 577 member needs new floor, needs new roof, building leaks
Municipal Building	Real Property/ Real Property	B-1, L-5	Basketball court racquetball court boxing & wrestling room wading pool weight room passive recreational space (indoor & outdoor)	Mixed	poor poor unusable poor unusable poor	Centrally located well used

HYDE PARK

JAMAICA PLAIN



IV. OPEN SPACE INVENTORY

Inventory for Jamaica Plain

Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	Users	Condition	Issues/Opportunities
Joseph Kelly Memorial Ring	MDC/MDC	S-3 5-3	Special Purpose Indoor Center skating/hockey	Mixed ages	Good	Traffic improvements and access
McBeavitt Playground	MDC/MDC	L-1	Playground field, basketball	Neighborhood kids	Fair	Capital improvements alternative management
Arnold Arboretum	City of Boston Harvard University	S-3 223 142	Undeveloped, natural area, nature walks	Metro Boston area	Good	Explore options to generate funds for capital improvements
Murphy Playground	COB/P&R	L-1 9.17	Playground baseball, basketball	Neighborhood kids	Good	Alternative management maintenance
Parkman Playground	COB/P&R	S-5 2.06	Multi Purpose Park Baseball, basketball softball	Neighborhood kids	Good	Alternative management maintenance
Pinebank	COB/P&R	S-3	Indoor arts center		Abandoned	Explore funding for historic preservation
Lamartine Play Area	COB/BHA	L-1	Playground		Abandoned	Work with MBTA & SMCC project
Mozart St. Playground	COB/P&R	R-8 4.38	Multi Purpose Park Baseball, softball, basketball, football	Neighborhood kids	Fair	Effect local management agreement, capital improvements
Horan Way Play Area	COB/P&R	L-1	Playground	Neighborhood kids	Fair	Maintenance redesign
Burroughs St. Play Area	COB/P&R	R-5	Playlot, sitting area	Toddlers, adults	Good	Need intensive maintenance program

JAMAICA PLAIN

OPEN SPACE INVENTORY

Inventory for JAMAICA PLAIN

<u>Name of Facility</u>	<u>Ownership/ Management</u>	<u>Zoning/ Acreage</u>	<u>Facilities/ Activities</u>	<u>Users</u>	<u>Condition</u>	<u>Issues/ Opportunities</u>
Hazareth	Hazareth Board of Trustees	S-3 40.	Urban Wild waterbody, hill, woodland, meadow playground, football, baseball, basketball	School population, neighborhood kids	Very good	Facilitate maintenance & capital improvements
Chapman	Private	S-3 12.30	Urban wild woodland	Private	Very Good	
Daughters of St. Paul	Private	S-3 12.	Urban wild waterbody, hill	Private	Fair	Threatened by development
Lawrence Farm	Private	S-3 26.	Urban wild woodland meadow	Private	Good	Acquisition by Boston Natural Area's fund
Bussey Brook	Private	S-3 20.	Urban Wild Water body wetland	Private	Fair	Safeguard natural features
Hellenic Hill	Private	S-3 36.	Urban Wild, Hill woodland, meadow. scenic views, wildlife habitat	Private	Good	Acquisition by Boston Natural Area's fund
Southwest Corridor Open Space	MBTA/COB/ Local assoc.	Mixed zones	Green strip, trees, bicycle paths, play area, field passive recreation parkland	Mixed ages	In design	Complete design, coordinate with local interests, implement development programs, effect local management system maintenance

JAMAICA PLAIN

OPEN SPACE INVENTORY

Inventory for JAMAICA PLAIN

Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	Users	Condition	Issues/Opportunities
Ellis Mendell School	COB/COB	R-8	Playground	School kids	Poor	Maintenance
Curtis Hall	COB/P&R	R-8	Gymnasium, Pool	Mixed ages	Poor	Capital improvements, maintenance
Agassiz Community School	COB/COB	R-8	Gymnasium basketball	Neighborhood kids	Good	Maintenance
Agassiz Community School Grounds	COB/COB	R-8	Paved playground, field, street hockey basebal, softball	Neighborhood kids	Good	Maintenance management agreement
Hennigan Community School	COB/COB	II-1	Gymnasium, basketball, wrestling, volleyball, pool, swimming	Neighborhood kids & adults	Poor	Maintenance, capital improvements
Hennigan Community School Grounds	COB/COB	II-1	Field, football	Mixed ages	Poor	Capital improvements maintenance
Johnson Playground	MDC/FDC/NDC	R-8	Playfield, softball, football, pool	Neighborhood kids	Fair	Effect private management agreement maintenance
Brookside Avenue Playground	COB/P&R	M-1 1.32	Multi Purpose Park basketball	Neighborhood kids	Fair	Construct tot lot maintenance/management
South St. Park	COB/P&R	L-1	Tennis courts vest pocket park basketball	Mixed ages	Fair	Regrade tennis courts
Olmsted Park	COB/P&R Community boating	S-3 180	Multi Purpose Park jogging track, sailing, baseball, softball	Mixed ages	Good	Maintenance

JAMAICA PLAIN

OPEN SPACE INVENTORY

Inventory for **JAMAICA PLAIN**

<u>Name of Facility</u>	<u>Ownership/Management</u>	<u>Zoning/Acreage</u>	<u>Facilities/Activities</u>	<u>Users</u>	<u>Condition</u>	<u>Issues/Opportunities</u>
The Arberway	MDC/MDC	S-3 17.38	Traffic Median Green open space	N/A	Good	Coordinate plans for maintenance with MDC and local area assoc.
Pagel Playground	COB/P&R	M-1 1.90	Playground Tennis courts	Neighborhood kids	Abandoned Poor	See Roslindale Open Space
Carolina & Williams St. Play Area	COB/P&R	M-1	Playground	Neighborhood kids	Abandoned	Recapture under new parks via SWCC
Lamarline & Glenvale Play Area	COB/P&R	M-2	Vacant lot	-	Abandoned	Consolidate with SW Corridor green space
Southwest II High School	COB/CO	M-2	Gymnasium, basketball, wrestling, volleyball	High school students	Good	Maintenance
Southwest II High School Grounds	COB/COB	M-2	Multi Purpose Park Football, track, running, baseball, basketball	High School students, area youth	Good	Maintenance, capital improvements
Bowditch School	COB/COB	R-8	Playground	School Children, neighborhood kids	Poor	Maintenance
J.M. Curley School	COB/COB	L-5	Gymnasium	Student Body	Fair	Maintenance
Margaret Fuller School	COB/COB	R-8	Playground	School children	Poor	Redesign, maintenance
J.P. Manning School	COB/COB	S-3	Playground basketball	Neighborhood kids	Good	Maintenance

JAMAICA PLAIN

MATTAPAN



OPEN SPACE INVENTORY

Inventory for	Mattapan	Zoning/ Acreage	Facilities/ Activities	Users	Condition	Remarks/ Opportunities
Almont Street Playground Mattapan	City of Boston Parks & Recreation	S-5 17.81	4 tennis courts 2 basketball court 6 swings tot lot baseball field field house	Neighbor- hood kids, residents	Good, how- ever, field house needs major repair tot lot area needs minor upgrading	A section of the park has a selection of trees, flowers, rock outcroppings, forest woodlands. This se- ction should be consid- ered for designation as an urban wild.
George Walker Playground Located on Norfolk St. opposite Evelyn St. in Mattapan, constructed in 1912	COB/P&R	R-8 6.70	tot lot 1 basketball court 1 tennis court baseball field 1 shelter 8 benches 3 tables	Neighbor- hood kids	Good, how- ever, some minor repair are needed on basket- ball court & tot lot tennis cour needs net.	This park receives a great deal of use. con- tinued maintenance by the City of Boston is necessary.
Francis Ryan Field Mattapan	MDC	R-5 6.70	Multi Purpose 6 slides 6 swings 20 benches 1 tot lot 2 tennis courts 2 basketball courts 1 wading pool 1 shelter	Neighbor- hood kids	Good	

MATTAPAN

OPEN SPACE INVENTORY

Mattapan

Inventory for

Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	Users	Condition	Reason/Opportunity for
Charles Kennedy Playground Mattapan	MDC	R-5 .40	Multi Purpose None	Neighborhood youth	Poor	This playground is located in a very isolated section of Mattapan. The facilities are in very poor condition and need major repairs. The area is primarily used as hangout with much vandalism occurring. City of Boston should work with MDC to improve the facilities

MATTAPAN

MISSION HILL



Name of Facility	Ownership/ Managing Agency	Current Zoning/ Size	Facilities in Place/ Prime Activities	Users	General Condition	Issues/Opportunities
McLaughlin Playground	Parks & Recreation City of Boston	R-8 11.54 acres	2) Basketball Cts. 3) Diamonds (Base- ball-Softball) 1) Field House (Unusable) 1) Tot lot	Total Community	Good	Possible Clubhouse Rehab New bleachers to be installed
Mission Hill & Smith St. Playground	Parks & Recreation City of Boston	H-1 2.75 acres	1) Baseball field 1) Play Sculpture 1) Tot lot	BHA Residents 18 & under	Fair	
Perez Playground	Boston Housing Authority (Mission Hill Main)	H-1 .6 acres	1) Basketball Ct.	BHA Residents 18 & under	Fair	
Community, Recreation Building	City of Boston Parks & Recreation	H-1	1) Basketball Ct. 1) Gymnastics room lockers & Showers	BHA Residents 18 & under	Fair	Located in the Mission Hill Extension
Delle Ave. Tot lot	City of Boston	H-1 .25 acres	Play Sculpture Climbing bars Sand box	Mostly D-6 yrs old	Good	
Tobin Municipal Building	City of Boston Parks & Recreation	H-1	Basketball Court Gymnastics Equip. Lockers Showers Weight Room	Entire Community	Good	Plans to use the building as Mission Hill resource center for Youth Act. Commission
Kelly Rink	Metropolitan District Commission		Skating Ice Hockey	Entire community	Excellent	Actually located in Jamaica Plain but serves Mission Hill as well
Hennigan School Swimming Pool/Gym (indoor)	City of Boston (Community Schools)	R-8	Pool Basketball Court Lockers Showers	Back of the Hill Community	Good	Only pool which serves Mission Hill but located in Jamaica Plain
Meadowlands Top of the Hill	N.E. Baptist Hospital leased by Parks & Recre- ation/managed by Conserva- tion Commission	H-2 4.2 acres	Passive Recreation	Entire Community	Good	Institutional Expansion should be contained within existing boundaries so that the "Meadowlands" can remain as is

MISSION HILL

Name of Facility	Ownership/ Managing Agency	Current Zoning Size	Facilities in Place/ Prime Activities	Users	General Condition	Issues/Opportunities
Jefferson Playground	City of Boston Parks & Recreation	R-8 <u>4.38</u> acres	1) Basketball Ct. 1) Baseball Field	Entire Community	Good	Located in Jamaica Plain but is accessible to Mission Hill youth.
Back of the Hill	Lahey Clinic Back of the Hill Housing Corporation	L-1/R-8 <u>30</u> acres	Passive Recreation	Entire Community	Good	Housing Development listed as an Urban Wild
Parker St. Gardens	City of Boston Community Residents	R-8 <u>.75</u> acres	Gardening	Entire Community	Good	Developed by the City's Revival Program
Evans Park	City of Boston	II-2 <u>.56</u>	Passive recreation	Entire Community Boston State	Good	
Joslin Park	City of Boston (under special agreement by Deaconess Hospital)	II.1 <u>.31</u>	Passive recreation	Deaconess Hosp. Patients & Staff	Good	
Harvard Quarry and related Alleghany St. out-crop	Harvard	II.1 <u>8</u> acres	Passive recreation	Entire Community	Good	Part of this area is being considered for Commercial Level. Listed as the Urban Wild, Elevated portion should continue to be used as a passive recre- ation area.

NORTH END / WATERFRONT



CITY of BOSTON
NEIGHBORHOOD
LOCATION MAP



OPEN SPACE INVENTORY

Inventory for NORTH END

Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	Users	Conditions	Issues Opportunities
Charter Street Playground	P & R	H-3 .23	Totlot Basketball Court		Fair	
Paul Revere Mall	P & R	H-3 .83	Tot lot Mall		Fair	
Copps Hill Terrace	P & R	H-3 .6	Squares/Malls / Plaza		Fair	
North Square	P & R	H-3 .01	Square		Good	
Foster St. Playground	P & R	H-3 .1	Playlot		Abandoned	
Douglas Ct. Playground	P & R	H-3 .01	Playlot		Abandoned	
Copps Hill Cemetery	P & R	H-3 2.04	Open Space		Good	
Cleveland Place Playlot	Real Property	H-3 .04	Playlot		Poor	
Christopher Columbus Plaza		20.66	Plaza		Good	

OPEN SPACE INVENTORY

Inventory for NORTH END

Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	Users	Conditions	Issues/Opportunities
Vincent Cutillo Playground	P & R	H-3/.29	Playlot & Basketball Court		Poor	
DeFillipo Playground	P & R	H-3 1.13	Playground Tot Lot Baseball		Poor	
Rachel Revere Playground	P & R	H-3 .08	Playlot		Excellent	
North End Park Andrew Puopolo	P & R	M-2 3.60	Dividing Pool Swimming Pool Basketball Court Softball Field		Fair	
Joseph P. Langone Park	P & R	M-3 2.9	Little League Tot lot Courts			
Bocci Courts						
MDC Skating Rink & Proposed Park	MDC	M-2 3.5	Skating Rink		Good	
Christopher Columbus Waterfront Park	P & R	M-2 4.4	Tot lot Multi-purpose Park		Good	
Capt. Louis Polcari Playground	P & R	H-3 .4	Playlot Basketball Court		Poor	

ROSLINDALE



OPEN SPACE INVENTORY

Inventory for Roslindale - Recreation Facilities

Name of Facility	Ownership/ Management	Zoning/ Acreage	Facilities/ Activities	Users	Condition	Issues/ Opportunities
James Healy Playground (Washington & Firth Sts.)	City of Boston/ Parks Department	R-5 9.63 acres	2 basketball courts 3 baseball fields 1 pool 1 field house floodlights benches, bubbler bleachers	Roslindale neighborhood Little League adult league baseball players, Archdale residents	good/fair pool recently renovated by the City	playground is extremely heavily utilized
Fallon Field (South & Roberts Sts.)	City of Boston/ Parks Department	R-8 7.57 acres	3 basketball courts 2 baseball fields street hockey rink tot lot 2 tennis courts floodlights benches, bubbler	neighborhood street hockey rink used by youths	good, field recently renovated by the City	very heavily used
Irving Adams Park (Roslindale Square)	City of Boston Parks Department	B-2 0.77 acres	walkways, mature trees, seasonal plantings	Visitors to Roslindale Sq.	excellent	benches need to be provided, particularly for elderly residents
Washington Beech Housing Development (Washington & Beech Streets)	Boston Housing Authority	R-.5 .50 acres	2 tot lots sitting area	residents of the development	good	New installation. Needs maintenance to pick up broken glass. Needs play facilities for teenagers.
Archdale Housing Development (Washington St./ Archdale Road)	Boston Housing Authority City of Boston Parks Department	R-.8 .53 acres	Playlot recreation building		abandoned abandoned	rehabilitate Renovate. Innovative funding/maintenance ideas must be explored for public housing recreation. Facilities to serve all ages are badly needed,

ROSLINDALE

OPEN SPACE INVENTORY

Inventory for Roslindale - Recreation Facilities

Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	Users	Condition	Issues/Opportunities
Cardillo Playground (Hyde Park Avenue/ Blakemoor Street)	MATA	L-.5 .30 acres			abandoned	Relocate to 457-485 Hyde Park Avenue. Provide active recre- ation facilities, to lot, sitting area
Pagel Playground (Hyde Park Avenue/ Brookway Footpath)	MDC	M-1 1.9 acres	2 tennis courts 2 swings		poor	Expand this facility on adjacent DPW-owne property to Hunter S Provide active recreation
Gustav Emmel Square (Robert/S. Fairview Sts)	City of Boston	R.5 .02 acres	Traffic Island 2 trees		good	
<u>Parks Subtotal:</u>		<u>21.22 acres</u>				
<u>School Playgrounds</u>						
Henry Abrahams (Mahler & Colgate Sts.)	City of Boston School Department	0.75 acres	paved area; swings basketball hoops, etc.	school child- ren/neighbor- ing residents after school	good/fair	Explore, through parent-school groups ways of increasing recreation facilitie at school
Bates (Beech & Cedrus Sts.) George H. Conley (Poplar & Date Sts.) Washington Irving (Cummins Highway/ Hawthorne St.) Dennis C. Haley (570 American Legion Hwy)		R-.5 1.38 acres S-.5 1.63 acres R-.5 2.47 acres R-.5 .60 acres				Explore alternative maintenance arrange- ments with parents/ school officials/ civic groups

OPEN SPACE INVENTORY

Inventory for Roslindale - Recreation Facilities

Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	Users	Condition	Issues/Opportunities
(School Playgrounds cont) Longfellow (South St /Walter)	City of Boston School Department	L-5 0.54 acres		School Children; neighboring residents after school		Explore ways of increasing recreational facilities at school With parents/school officials/ civic groups explore alternative maintenance arrangements.
Mozart (Beech & Havana Sts.)		S-5 0.56 acres				
John D. Philbrick (Philbrick & Jewett Sts)		R-5 0.56 acres				
Charles Sumner (Basile Street)		R-5 0.54 acres				
<u>Playground Subtotal:</u>		<u>9.03 acres</u>				
<u>TOTAL OPEN SPACE:</u>		<u>30.25 acres</u>				
<u>INDOOR RECREATION FACILITIES:</u>						
Roslindale Municipal Buildings (Washington St/Square)	City of Boston/ Parks Department		gymnasium, arts & crafts programs		good	
Parkway Boys Club (Washington St./Square)	Private/Non-Profit		Bowling alley		under renovation	

ROSLINDALE

OPEN SPACE INVENTORY

Inventory for Roslindale - Recreation Facilities/Adjacent Open Space

Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	Users	Condition	Issues/Opportunities
The following sites are not included in Roslindale's Open boundaries, or adjacent to the community. Because of their size, however, they offer additional recreation opportunities for Roslindale. Community residents should be encouraged to use these parks and to become involved in established groups which take care of these open spaces.				they are located outside of the neighborhood		of the neighborhood opportunities
Arnold Arboretum, Jamaica Plain	City of Boston Harvard University Harvard manages the entire Arboretum	223 acres 42 acres 265 acres	nature walks, rare trees and plants			
Stony Brook Reservation, Hyde Park	MDC	469 acres				
George Wright Golf Course, Hyde Park	COB/P&R	158 acres				
Bellevue Hill - part of West Roxbury Parkway, West Roxbury	MDC		Portion in West Roxbury, across West Roxbury Parkway	poor-no longer a park		Potential to reclaim the high point in Boston for a park.
West Roxbury Parkway (Washington/Centre Sts.) boundary between Roslindale/West Roxbury	MDC	22.95 acres	Parkway	motorists; open space for abutting homes	good	Preserve the open space
TOTAL:		914.95 acres				

ROXBURY



SOUTH BOSTON



SOUTH BOSTON

Inventory for

Issues/
Opportunities

Condition

User

Facilities/
Activities

Zoning/
Acreage

Owner ship/
Management

Name of
Facility

Christopher Lee Playground	City of Boston Parks & Recreation	H-1-50 5.20	Baseball-youth basketball football, sitting, hang-out, street hockey	Neighborhood kids	Fair	Well used playground. Maintenance, resodding of football field, con- plete bleacher instal- tion, rebuild clubhou- se, new trees along perim- eter of park, consolidate tot lots, new fencing
Lincoln Square	COB/P&R	H-1-50 0.21	Hang-out, sitting, informal games	Neighborhood kids, adults	Excellent	Playground needs to be completely reconstructed increased maintenance supervisory summer pro- grams. Heavily used ground, Need fences West Third and Bolton Street sides, and tree for shade.
Rev. Buckley Playground	COB/P&R	H-1-50 0.63	Basketball	Neighborhood kids	Poor	
Columbus Park	COB/P&R	R-8 57.0	Baseball-youth basketball football (league) hang-out horseshoes ice skating jogging little league playground play rugby skate boarding soccer tennis volleyball band, eating lunch	Male mixed male mixed mixed mixed mixed mixed mixed mixed male mixed mixed mixed	Good	Needs vehicle barrier Mary Ellen McCormack of park. Baseball field need lights and new around tot lot.

SOUTH BOSTON

OPEN SPACE INVENTORY

Inventory for SOUTH BOSTON

Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	Users	Condition	Issues/Opportunities
"P" Street Housing Project Playground	City of Boston/ Boston Housing Authority	H-1 2.29	Basketball hang-out baseball-adult baseball-youth street hockey	Mixed mixed male mixed male	Fair	Maintenance problems dog litter and trash abounds. Possibility of tenants management program. Trees for shade.
Independence Square	COB/P&R	H-1-50 6.40	Informal games sitting, hang-out	Mixed elderly	Good, recently improved w/new lights benches and trees.	Needs a fountain or tree to replace former fountain; additional trees for tree screening improved maintenance
"L" Street Beach	COB/P&R	R-8 30.0	Handball, racquetball, horseshoes, volleyball, football, hang-out, basketball, informal games, tennis, badminton	Mixed	Good	Repairs to wooden divisional piers.
James L. Curley Recreation Center	COB/P&R	R-8	Multi - Purpose Indoor Center	Mixed	Good	Boys side was recently renovated. Needs new weight training equipment and better Park Dept. supervision of existing recreational facilities.

SOUTH BOSTON

Inventory for SOUTH BOSTON

Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	Users	Condition	Issues/Opportunities
Sweeney Playground	COB/P&R	H-1-50 0.47	Basketball wading pool	Male mixed	Good	Needs general improvements to passive area, tot lot, fence on Fifield & Gold Street sides and tree installation.
Thomas Park	U.S. Parks Service	H-1-50 4.36	Dorchester Heights Monument sitting hang-out	Mixed mixed neigh. kids	Good, recently improved by U.S. Parks Service since park was designated a National Historic Landmark	Monument needs to be weatherized and establish 24 hour security to prevent vandalism to park property and monument. Repair cast iron fence around perimeter of park embankments and new stairs.
West Third Street Playground	COB/P&R	H-1-50 .78	Tot lot	Young kids	Good	Well maintained and not as heavily used as other neighborhood tot lots. Needs trees for shade.
"M" Street Beach	MDC/MDC	R-8	Beach	Mixed	Good	Neighborhood beach, maintained by MDC which provides lifeguards between June and September.

SOUTH BOSTON

OPEN SPACE INVENTORY

Inventory for SOUTH BOSTON

Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	Users	Condition	Issues/Opportunities
Marine Park	MDC/MDC	R-.8 17.80	Multi-Purpose Park sitting, hang-out, informal games, baseball-adult football, small lot lot	Mixed	Good	Fort Independence renovations should be complete so that this facility which used to be opened to the public will be open once again. A tree screen is needed along Columbia Road between Murphy Skating Rink and Fort Independence on the sealand side to block views of container port operations.
Castle Island Park	MDC	R-.8 19.90	Swimming, sailing, informal games, picnicking, hang-out	Mixed	Good	Beach is maintained by MDC crews and lifeguards are stationed between June and September 1. Headhouse is very old underutilized and in need of reconstruction.
Carson Beach	MDC	R-.8	Beach and headhouse, maintenance garage	Mixed	Good	Traffic, island median
Strandway	MDC	R-.8 141.0	Traffic, island median	Mixed	Good	

OPEN SPACE INVENTORY

Inventory for SOUTH BOSTON

Name of Facility	Ownership/Management	Zoning/acreage	Facilities/Activities	Users	Condition	Issues/Opportunities
James M. Curley Recreation Center	COB/P&R	R-.8	Weight training exercising belly dancing hang-out, volleyball, horseshoes, ping pong, swimming, card club, jogging, teen activities, racquetball, Multi-Purpose Indoor Center	Men Mixed Women	Generally good, boys side was recently rehabbed.	Needs new weight train equipment. Damage to equipment is quite frequent as there is a lack of supervision of activities.
Francis L. Murphy Memorial Skating Rink	MDC	R-.8	Skating rink	Mixed	Good	Better supervision and security by MDC as this facility seems to be periodically broken in
South Boston Boys Club (of Boston)	Private	H-1-50 .90	Pool, gym, outdoor basketball	Mixed	Good	
McDonough Gym	COB/P&R	H-1-50	Multi-Purpose Indoor Center		Fair	Needs new bathroom and shower facilities, lockers and general repairs.

SOUTH BOSTON

SOUTH END



OPEN SPACE INVENTORY

Inventory for SOUTH END

Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	Users	Conditions	Issues Opportunities
Carleton & Canton Playground	P & R	.05	Play lot		Fair	
Braddock Park	P & R	.08	Median/Traffic Island		Good	
Blackstone Square	P & R	2.41	Square		Fair	
Carter Playground	P & R	4.95	Playground		Fair	
Chester Park	P & R	.7	Park		Good	
Tubman Square	P & R	.23	Square		Good	
Concord Square	P & R	.11	Square		Fair	
Ringold Playground	P & R	.38	Park		Fair	
Franklin Square	P & R	2.41	Square		Fair	
Hanson St. Playground	P & R	.07	Play lot		Fair	
Holyoke St. Play Area	P & R	.04	Play lot		Fair	

OPEN SPACE INVENTORY

Inventory for SOUTH END

Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	Users	Conditions	Issues Opportunities
Mass. Avenue Mall	P & R	2.44	Median/Traffic Island		Good	
O'Day Playground	P & R	.87	Playground		Poor	
Plympton Play Area	P & R	.09	Play lot		Abandoned	
Rotch Playground	P & R	2.80	Playground		Fair	
Rutland Square	P & R	.17	Square		Good	
Union Park	P & R	.37	Square		Good	
Bradford Street Playlot	P & R	.04	Play lot		Good	
Washington Street/Msg. Reynolds Way	P & R	.32	Square		Good	
Worcester Square	P & R	.37	Square		Good	
Waltham Square	P & R	.07	Square		Good	
New Rotch Playground	P & R	3.22	Multi-Purpose		Good	

OPEN SPACE INVENTORY

Inventory for SOUTH END

Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	Users	Conditions	Issues Opportunities
Hayes Playground	P & R	.09	Playlot		Good	
Montgomery Plaza	P & R	.07	Plaza		Good	
Watson Park	P & R	.25	Square		Good	
West Concord St. Park	P & R	.03	Vacant Lot		-	
Carlton Park	P & R	.05	Square		Fair	
Washington/Malden St. Park	Conser- vation Commis- sion	.32	Square		Fair	
Chandler Park		.07	Park		Good	
West Rutland Square		2.00	Park		Good	
Derby Park		6.00	Park		Fair	

UPHAM'S CORNER



OPEN SPACE INVENTORY

Inventory for UPHAM'S CORNER

Name of Facility	Ownership/Management	Zoning/Accessage	Facilities/Activities	Users	Condition	Issues/Opportunities
Belden St. Tot Lot	Public Facilities	L-1 .20	Play timber, tot lot	Pre-school	Poor	Tot lot now owned by the Public Facilities Dept., ownership should be transferred to P&R for maintenance. Tot lot improvements needed
Downer Avenue Playground	COB/P&R	R-8 .73	Hangout Playground	15-19 years 5-15 years	Poor	Recreational facilities, basketball and tot lot need improvement. Fencing needs repair. Complete redesign before fixing any facilities. Possibility of relocating tot lot.
McConnell Park	COB/P&R	R-8 6.20	Playground Family recreation baseball youth/ adult	All ages	Good	Maintenance shed needs repair. Continual repair on facilities.
Malibu-Savin Hill Beach	COB/P&R	S-5 16.80	Swimming Family recreation	All ages	Good	Needs general maintenance
Savin Hill Park	COB/P&R	S-5 8.26	Basketball Tennis Family activity	All ages	Good	General maintenance, needs a bike rack and picnic area.
Robert Ryan Playground	COB/P&R	H-1 .64	Basketball Playground Family activities	All ages	Good	General maintenance, including repainting and new lights for basketball courts. Buffer is needed between tot lot and teen area.

UPHAM'S CORNER

OPEN SPACE INVENTORY

Inventory for UPHAM'S CORNER

Name of Facility	Owner/adj./Management	Zoning/Assess	Facilities/Activities	User	Condition	Issues/Appropriateness
Meany Park	COB/P&R	R-B .22	Basketball Tot Lot	Pre-school Adolescent	Poor	Complete redesign scheduled
Richardson Park	COB/P&R	R-B 1.05	Sledding baseball football	Adolescents teen-agers	Good	General maintenance which should include resodding of mound.
Dorset Street Tot Lot	Real Property Dept.	II-1 .08	Playground	Pre-school Adolescents	Poor	Relocation and redesign upon completion of Bellflower/Dorset Housing.
Children's Park	BRA	II-1 .24	Playground	Pre-school Adolescents	Fair	General maintenance including remodeling landscaping and new lighting is needed.
Winthrop Park	COB/P&R	II-1 1.85	Basketball, tennis playground	All ages	Fair	Develop vacant space within the playground boundaries for recrea- tional use. Make needed repairs to the existing facilities. Vacant land surrounding the facility would be good sites for 235 housing.
Woodliff St. Playground	COB/P&R	R-B .09	Family activities pre-school and playground activ- ities	All ages	Poor	Expand playground to include adjacent small City-owned vacant lots. Renovate existing facil- ities, vacant land in vicinity of this play- ground would be good HUB 235-single family housing site.

UPHAM'S CORNER

OPEN SPACE INVENTORY

Inventory for UPHAM'S CORNER

Name of Facility	Ownership/Management	Zoning/Assessing	Facilities/Activities	Users	Condition	Comments/Recommendations
Mason Pool	COB/P&R	B-1 .44	Swimming ping pong	All ages	Fair	Extend hours of operation to include Sundays and holidays. Renovate former community room to include exercise and game equipment. Remove offensive graffiti on outside of building and include school children in painting a mural on the building instead.
Edward P. Clifford Playground	COB/P&R	I-2 7.60	Playground, basketball, football practice, baseball	All ages	Poor	Renovate and expand existing facilities. Remove existing dilapidated bleachers and purchase portable bleachers. Tennis courts may be constructed if money permits.
Mary Hannon Playground	COB/P&R	II-1 1.69	Softball, basketball, playground, hang out	Pre-school Adolescents	Poor	Demolish and level car repair garage adjacent. Increase of maintenance service. <i>Complete renovation, badly needed</i>
Ceylon Hill Park	BRA	II-1 .49	Tennis, sitting area, softball, football practice	All ages	Fair	Renovate existing facilities. Park developed under Urban Renewal.

UPHAM'S CORNER

OPEN SPACES INVENTORY

Inventory for UPHAM'S CORNER

Name of Facility	Ownership/Management	Zoning/Access	Facilities/Activities	Users	Condition	Comments/Opportunities
Dr. Martin Luther King Playground	Real Property Dept	H-1 .33	Playground activities	Pre-school Adolescents	Good/Fair	Park was built through Model Cities funds. Maintenance responsibilities must be established. Repairing the fence around the playground is needed urgently to keep the facility intact.
Bird Street Gym	COB/P&R	L-1 .20	Indoor track weight lifting basketball court handball court shower room	All ages	Poor	Renovations should be underway shortly. Proper funding to ensure maintenance and supervision is imperative.
Ceylon Field	COB/P&R	H-1 1.70	Baseball, softball	Adolescents Adults	Fair	Renovate existing facilities, remove vandalized swimming pool on the site if it cannot be protected. Provide toilet facilities on site.
King School Park	BRA	H-1 .69	Basketball, tennis sitting area	Adolescents Adults	Fair	Renovate existing facilities. Park developed under Urban Renewal.

UPHAM'S CORNER

OPEN SPACE INVENTORY

Inventory for UPHAM'S CORNER

Name of Facility	Ownership/Management	Zoning/Access	Facilities/Activities	User	Condition	Remarks/Improvements
Columbia Point Recreation Building	City of Boston/ Parks & Recreation	13.5	2 tennis courts 4 basketball courts 1 tot lot 2 baseball diamonds 1 hockey ring Indoor 1 full gym 4 basketball rims	Columbia Point residents (mainly the youth)	Extremely poor	Improve the upkeep of the facility and grounds Complete the requested building repairs. Provide adequate staff to supervise recreation activities. Provide recreation equipment. Expand the recreation building to provide a combination of recreation and education activity (to provide workshop space).
Brunswick Park	BRA	11-1-0 .61	Picnic tables and benches	Non-residents	Poor	Residents would like the park closed down because it attracts crime down into their dead end street.

UPHAM'S CORNER

OPEN SPACE INVENTORY

Inventory for UPHAM'S CORNER

Name of Facility	Ownership/Management	Zoning/Access	Facilities/Activities	User	Condition	Comments/Opportunities
Dr. Martin Luther King Playground	Real Property Dept.	H-1 .33	Playground activities	Pre-school Adolescents	Good/Fair	Park was built through Model Cities Funds. Maintenance responsibilities must be established around the playground. It is needed urgently to keep the facility intact.
Bird Street Gym	COB/P&R	L-1 .20	Indoor track weight lifting basketball court handball court shower room	All ages	Poor	Renovations should be underway shortly. Proper funding to ensure maintenance and supervision is imperative.
Ceylon Field	COB/P&R	H-1 1.70	Baseball, softball	Adolescents Adults	Fair	Renovate existing facilities, remove vandalized swimming pool on the site if it cannot be protected. Provide toilet facilities on site.
King School Park	BRA	H-1 .69	Basketball, tennis sitting area	Adolescents Adults	Fair	Renovate existing facilities. Park developed under Urban Renewal.

UPHAM'S CORNER

OPEN SPACE INVENTORY

Inventory for UPHAM'S CORNER

Name of Facility	Ownership/Management	Zoning/Assessing	Facilities/Activities	Users	Condition	Reason/Proposed Improvements
Columbia Point Recreation Building	City of Boston/Parks & Recreation	13.5	2 tennis courts 4 basketball courts 1 tot lot 2 baseball diamonds 1 hockey ring indoor 1 full gym 4 basketball rims	Columbia Point residents (mainly the youth)	Extremely poor	Improve the upkeep of the facility and grounds Complete the requested building repairs. Provide adequate staff to supervise recreation activities. Provide recreation equipment. Expand the recreation building to provide a combination of recreation and education activity (to provide workshop space).
Brunswick Park	BRA	11-1-II .61	Picnic tables and benches	Non-residents	Poor	Residents would like the park closed down because it attracts crime down into their dead end street.

UPHAM'S CORNER

WEST ROXBURY



CITY of BOSTON
NEIGHBORHOOD
LOCATION MAP

OPEN SPACE INVENTORY

Inventory for West Roxbury - Conservation Sites/Urban Wilds

Name of Facility	Ownership/ Management	Zoning/ Acreage	Facilities/ Activities	Users	Condition	Issues/ Opportunities
1 Dump Shoreline	City of Boston Department of Public Works	M-1 80.90	Freshwater marsh scenic riverbank	hikers-only accessible on foot from Rivermoor St	fair; subject to trash & leachate from adjacent landfill	This site is adjacent to the landfill which the City will be closing in 1980. Link between recreation uses on landfill and this site should be encouraged.
2 Dragon Rock	City of Boston Real Property Dept.	S-.5 1.17	Rock outcroppings; woodland-a small natural area in a residential neighborhood	immediate neighbors	good	
3 Dana Road (the Grove area)	City of Boston Real Property Dept.	S-.5 8.86	Brook, wetland, steep hills, rock outcroppings	immediate neighbors - provides a very secluded & natural setting for houses in the Grove	good	Work with community to develop some park facilities; keep remainder as conservation land, possibly through restrictions.
4 Hancock Swamp (behind Mt. Benedict Cemetery)	Boston Natural Areas Fund	R-.5 7.90	Wooded swamp, boardwalk recently installed	birdwatchers	area is becoming wetter due to increased runoff of surrounding developed land	Encourage timely transfer to Boston Conservation Commission
5 Havey Memorial Park (VFW Parkway and Charles Park Road)	MDC	S-.5 14.94	Adjacent to Charles River; marshes woodlands	Hikers; birdwatchers	good; old bathhouse is in poor condition	Rehabilitate or demolish bathhouse

WEST ROXBURY

OPEN SPACE INVENTORY

Inventory for West Roxbury - Conservation Sites/Urban Wilds

Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	Users	Condition	Issues/Opportunities
6* Sawmill Brook (VFW Parkway at Baker St.)	Association of Evangelist Lutheran Churches	S.3 180	Wetlands; marsh, rock outcroppings, Sawmill Brook, ponds, also Brook Farm building\$	Hikers, birdwatchers, historians	excellent	MDC should expeditiously acquire this property for passive recreation and conservation uses.
7* Stony Brook Reservation (Washington St. at West Roxbury Parkway)	MDC	S.3 450 total 154.26 in West Roxbury	Swamps, hills, woods, Turtle Pond winter recreation: snow shoeing, cross-country skiing, etc	Hikers, picknickers, etc. This is a resource for the entire City	good	
* West Roxbury High School (West Boundary Road)	City of Boston School Department	43.13 total site	Designated Urban Wilds: wetlands, freshwater marsh, vegetation. Also active recreation uses-see next section	High school students, community	good	Preserve the wetland area as conservation/passive recreation use
TOTAL CONSERVATION ACREAGE IN WEST ROXBURY		491.16				
*Sites also included as passive recreation acreage.						
Total conservation sites which provide recreation:		400.23 acres				

OPEN SPACE INVENTORY

West Roxbury Recreation Facilities

Inventory for

Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	Users	Condition	Issues/Opportunities
9 Billings Field (Centre/LaGrange Sts.)	City of Boston Parks Department	S-.5 10.83	1 baseball field 2 basketball courts 3 tennis courts new benches lights & fencing 1 tot lot	W. Roxbury community; little league teams	excellent/ good	Recently rehabilitated encourage local cooperation to maintain this facility.
10 Mary Draper Playground Mary Draper Pool (Washington/Stinson Sts.)	City of Boston Parks Department	S-.5 5.76	2 baseball fields 1 basketball court 1 tennis court 1 tot lot 1 pool	community pool hours & activities should be better publicized to the community/ toilet areas scout groups etc.	Fair Pool is in excellent condition; locker rooms / toilets are continuously vandalized but are currently in fair/good condition	Lights needed at field. Sign needed for field/pool on Washington Street. Vandal-proof lights needed in pool parking area. Police patrol intensified to reduce pool vandalism. Field needs refurbishing.
11 Thomas J. Hynes Playground (VFW Parkway/Brucewood St.)	City of Boston Parks Department	S-.5 6.42	1 baseball field 1 softball field 2 basketball courts 1 tot lot 1 sitting area	surrounding neighborhood	excellent	Provide public parking, minor maintenance of swings, sitting area.
12 Gabriel F. Piemonte Park (Lassell St/Addington Rd)	City of Boston Parks Department	S-3 0.09	landscaped mini-park/open space	immediate neighborhood	excellent	Provide 2-3 benches
13 Carrolton Road (across from #16 Carrolton Road)	City of Boston	.47	vacant, wooded lot	Neighborhood children	undeveloped	Explore with neighborhood development of this site as a park

OPEN SPACE INVENTORY

Inventory for West Roxbury Recreation Facilities

Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	Users	Condition	Issues/Opportunities
14 Bunker Little League Field	Parkway Little League	Total 2.0	Ballfields	Membership in the league open to the public	good	Will be enlarging the field next year
15 Praught Little League Field (Baker Street and railroad tracks)	Parkway Little League	25.57 acres	Bleachers/lights		excellent	Recently rehabilitated
<u>SCHOOL PLAYGROUNDS</u>						
16 West Roxbury High School (Gardner Street)	City of Boston	6.0 est. (43.13 total site)	1 football field 6 tennis courts 1 track, 1 pool, 1 gym, 1 baseball field, 1 soccer field, 1 basketball court	students/ community school	excellent	Encourage expanded use of this community facility
17 William Ohrenberger School (West Boundary Road)	City of Boston	4.0 est.	Gymnasium 3 ballfields 2 basketball courts	students/ community school	excellent	
18 Beethoven School (Washington Street/ Intervale Avenue)	City of Boston	S-.5 .57	modern children's outdoor recreation equipment/swings	school children/ community after school	excellent	Explore, through parent school groups, ways of increasing recreation facilities at schools. Explore alternative maintenance arrangements with parents/school officials/ civic groups.

OPEN SPACE INVENTORY

Inventory for West Roxbury Recreation Facilities

Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	Users	Condition	Issues/Opportunities
19 William Cannon School (35 Hastings Street)	City of Boston	S-.5 0.94		School children/ after school neighborhood children	good	Explore ways of increasing recreation facilities at these schools. Explore alternative maintenance arrangements with parents/school officials/civic groups
20 Joyce Kilmer School (Baker/Arsonia Sts.)		S-.5 1.69				
21 Patrick F. Lyndon School (Russell/Greaton Sts.)		S-.5 0.73				
22 Randall G. Morris School (35 Wren Street)		S-.5 0.85				
23 Theodore Parker School (Church/Centre Sts.)		S-.5 0.52				
24 Robert G. Shaw School (20 Mt. Vernon Street)		S-.5 1.32				
25 Sophia M. Ripley School (Temple/Keith Sts.)		S-.5 1.19				
<u>Sub-Total</u>		<u>17.81 acres</u>				
26 West Roxbury Parkway	MDC	S-.5 B-1, L-1; 59.18 acres (includes Bellevue Hill)	Parkway, major roadway, no formal recreation facilities; open space	motorists; abutting residents	very good	Avoid inappropriate land uses on Parkway; preserve residential character.

WEST ROXBURY

4

OPEN SPACE INVENTORY

Inventory for West Roxbury Recreation Facilities

Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	Users	Condition	Issues/Opportunities
27 Bellevue Hill	MDC	S-.5 27.35 acres included in W. Roxbury Parkway total	part of West Roxbury Parkway. This is the highest point in the City of Boston	Neighborhood residents	poor	Preservation of this wooded natural area; encourage development of park facilities/picnic area. Trim trees to benefit from scenic view.
28 Veterans of Foreign Wars Parkway	MDC	S-.5 59.59	Parkway	motorists	good	Participate in MDC/Consultant study of Parkway. Improve poor drainage areas.
<u>Sub-Total:</u>						
29 Duffie Square (Stratford St./Railroad tracks)	City of Boston Parks Department	119 acres S-.5 0.05	grassy median	immediate neighborhood	fair	Encourage neighborhood to 'adopt' this small open area.
30 Henry P. Morelli Square (Wren/Woodard Sts.)	City of Boston Parks Department	S-.3 0.02	grassy median	immediate neighborhood	fair	
31 James E. PheLAN Memorial Pool (Gardner St./VFW Pkwy)	MDC	L.5	Pool with facilities for handicapped	all ages	good	
32 Walter D. Bryan Memorial Rink (Gardner St./VFW Pkwy)	MDC	L.5	Skating Rink			

WEST ROXBURY

OPEN SPACE INVENTORY

Inventory for West Roxbury Recreation Facilities

Name of Facility	Ownership/Management	Zoning/Acreage	Facilities/Activities	Users	Condition	Issues/Opportunities
33 Parkway Boys Club 1716 Centre Street	Private	B-1 indoor facility	Gymnasium weight room exercise/dance rooms, sponsor basketball and hockey leagues, arts & crafts activities	Open to the public for a nominal year- ly charge	excellent	
YMCA 15 Bellevue	Private	B-1 indoor facility	Gym, pool, hand- ball courts, weight room, arts & crafts activities	Membership in "Y"	excellent	
Recreation Total:		162.38 acres				
Conservation lands used for passive recreation:		400.23 acres				
TOTAL OPEN SPACE USED FOR RECREATION:		562.61 acres				

OPEN SPACE INVENTORY

Inventory for West Roxbury Recreation Facilities

Name of Facility	Ownership/ Management	Zoning/ Acreage	Facilities/ Activities	Users	Condition	Issues/ Opportunities
Additional open space which is listed in open space totals	which borders West Roxbury and is used for this neighborhood, however,		used by the community	s listed below.	These areas are not	
Arnold Arboretum (Arborway at Centre St. Jamaica Plain)	City of Boston Harvard University manages it under lease from the City	223 City 42 Harvard 265 total	Rare varieties of trees/botanical garden, walkways	passive recreation/nature study resource for entire City	excellent	
George Wright Golf Course (West St./Myopia Road) Hyde Park	<i>COB/P&R</i>	158.48	Golf course/scenic area, winter activities of tobogganing, sled-ding, etc.	local residents/resource for the entire City	excellent	

TOTAL ADDITIONAL: 423.48 acres

Major Strengths of the Recreational System

While the description of the Boston parks system acknowledged existing deficiencies in many types of recreational facilities when compared with National Parks Association Standards, it can be safely stated that one of the strongest points of the recreation system in Boston is the availability of organized sports facilities in every neighborhood, and the level of development of these facilities. In addition to being readily available, the majority of outdoor sports facilities have been constructed to recommended design standards and equipped with 'state of the art' equipment. These facilities are:

- o softball diamonds
- o baseball diamonds
- o little league diamonds (official and standard)
- o football fields
- o basketball courts

To complement the availability of these recreational resources, the City's sports programs are well developed, well attended and extremely popular (See description under Service Concerns). Programs are offered for all age groups, male and female, and at all times of the day. According to the recently completed Recreational Needs Assessment Survey conducted by the Parks Department, the percentage of the population that uses the recreational facilities offered by the City of Boston do so because they seem more oriented towards active sports and traditional recreational pastimes. Since the Boston recreational programs are very traditional in nature, this aspect of the recreational system is highly successful and enjoys high levels of use. Naturally, as a result there is a great degree of pressure for upgrading these facilities and increasing their availability whenever possible.

In addition to being successful because of its traditional nature, the sports aspect of the Boston Parks Department offers high quality facilities built with top quality equipment. Expertly designed by outside consultants, these facilities are built to meet all recommended safety standards and to offer the participants the highest quality experience available. For example, facilities that are adversely affected by the sun and inclement weather are always oriented in a manner which maximizes safe play, and are always supplied with ample storm drainage to ensure the resumption of playable conditions as soon as possible after a storm. To ensure the comfort of observers as well as participants, support facilities (seating, drinking water, walks, benches, safety fencing) are always included in suitable quantities. Extensive measures are taken to ensure protection of the public water supply from hazardous contaminations.

In addition to the positive aspects being derived from the number of sport facilities offered to the City residents, the Parks Department has committed large amounts of money to equip all sports facilities with night lighting. At present, every major baseball field (39 sites) and most court complexes

(73 locations including basketball, tennis, street hockey, bocci, handball and horseshoes) are lighted for night use with illumination levels ranging from standard recreational to tournament play levels. An extensive inventory of replacement and spare parts (approximately \$35,000 value) is kept on hand at all times, and a preventative maintenance contract is awarded annually to an outside contractor to ensure an immediate response to any problem which might interfere with the operation of the lighting system. Finally, to provide the most efficient and economical operation of the system, the City is presently tying all lighting systems to a central computer system. Depending upon available funds at the time of construction, every new sport facility will be provided with a full lighting system or the necessary underground equipment to install a system at a later date.

A second area of strength for the Parks and Recreation system is the strong relationship with the School Department through the Community School project. As described earlier, the community schools offer valuable recreational opportunities for the neighborhoods. In eighteen locations the community schools act as continuing education centers, teen clubs, theatres, meeting halls, senior drop-in centers, social clubs, summer camps and recreational centers. Serving over 30,000 people weekly from pre-school children to senior citizens, these facilities offer extensive recreational opportunities including swimming and gymnasium activities. As a place to learn dance, photography, vocational skills or to take continuing education courses, the community schools are an important cultural resource as well.

A third area of strength within the Boston Parks system is the ample supply of multi-use facilities. Designed to offer recreational opportunities to a wide range of age groups within a single site, a typical multi-use facility will include play equipment for tots and elementary school age children, seating areas for adult supervision, a basketball court(s), possibly tennis courts and one or two baseball/softball fields. All elements are interconnected with pedestrian walks and all elements are thoroughly protected from each other by safe spacing or fencing. A facility of this nature offers an invaluable recreational opportunity for many city neighborhoods where the demand for available land often excludes the development of separate dispersed recreational facilities.

A fourth area of strength within the Parks system is in the department's commitment to prohibit automobile parking within the property boundaries of a parks facility. This commitment allows the entire facility to be developed for recreational use, and maximizes the cost-benefit ratio for recreation.

Major Deficiencies in the Recreation System

Deficiencies in the existing recreational system are related more to the need for rehabilitation and more effective programming than the need for new facilities. The need for new facilities does exist in many of the City's more densely populated neighborhoods, but the scarcity of developable land in these neighborhoods prohibit such expansion. Table 29 identifies those neighborhoods which exhibit the greatest deficiency in available open space.

TABLE 29

REHABILITATION NEED/RANK

<u>Neighborhood</u>	<u>% Facilities in Poor/Unusable Cond.</u>	<u>Rank</u>
Upham's Corner	44	1
Roxbury	32	2
Franklin Field/Mattapan	29	3
North End	21	4
Jamaica Plain	17	5
East Boston	16	6
Charlestown	15	7
Field's Corner	14	8
Mission Hill	14	9
Roslindale	10	10
Fenway/Kenmore	9	11
South End	9	12
Allston/Brighton	0	13
Back Bay/Beacon Hill	0	13
South Cove/Chinatown	0	13
South Boston	0	13
West Roxbury	0	13
Hyde Park	0	13

Source:

Adapted from Preliminary Open Space Inventory
Boston Redevelopment Authority, 1978

Types of Deficiencies

While the City's recreation buildings and community schools offer each neighborhood an important facility for youth and adult gatherings, most of the City's neighborhoods are far too diverse in area and population distribution to rely on one recreational center. Most of the neighborhoods lack an adequate amount of enclosed spaces for social gatherings. The result of this deficiency is the high level of vandalism that occurs to private and public properties as a result of youth wandering the City's streets.

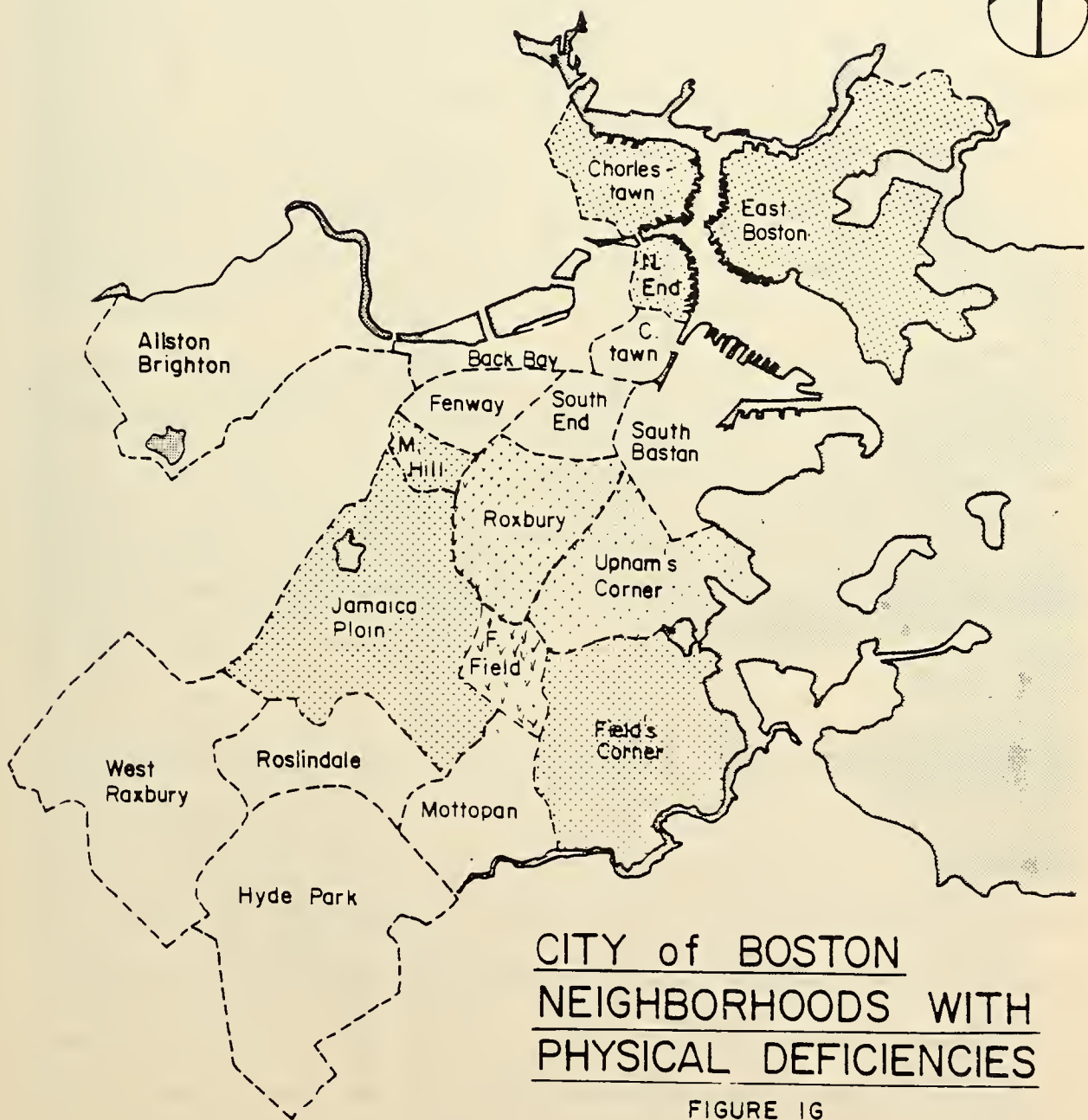
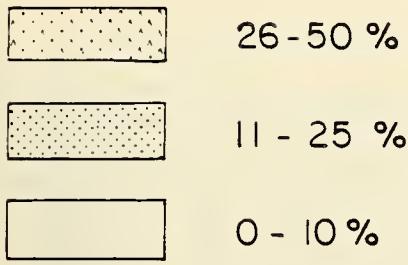
As identified in the recently completed Recreational Needs Assessment Survey, 66% of those surveyed did not use the facilities offered by the Parks Department and when questioned further, non-users identified non-interest in the facilities offered as the main reason. This group of people identified the pursuit of cultural interests as the main focus of their leisure time. In addition, the non-users interviewed expressed a strong desire to spend much of their leisure time in individual pursuits, such as reading and watching television. The City is admittedly oriented more towards offering traditional activities that encourage social interaction and group participation. Therefore, this lack of cultural events and/or places for the individual pursuit of cultural interests becomes more a question of appropriateness for the department than one of an acknowledged deficiency. Whether or not the Parks and Recreation Department should be concerned with delivering culturally oriented activities is a question that must be looked at more closely. (See Service Concerns)

Finally, Table No. 30 summarizes the availability of the most popular types of recreational facilities by neighborhood and offers a comparison with the quantities recommended by the National Recreation and Parks Association. As indicated on Table 30, serious deficiencies exist in the supply of softball fields, basketball courts and tennis courts.

Geographical Areas Exhibiting Physical Deficiencies

As shown on Figure 1G, four (4) of the City's neighborhoods have more than 20% of their existing facilities in an unusable condition. In addition, Table 6 indicates that two (2) of these neighborhoods exhibit the least amount of open space per 1000 population in the City, while three (3) of these neighborhoods are located within the top four most densely populated neighborhoods. This information clearly depicts a pattern of recreational deficiencies within the neighborhoods with the highest demand on the

FACILITIES IN POOR/UNUSABLE CONDITION



CITY of BOSTON
NEIGHBORHOODS WITH
PHYSICAL DEFICIENCIES

FIGURE 1G

SUMMARY OF FACILITY TYPE BY NEIGHBORHOOD

TABLE 3

	Baseball	Softball	Basketball	Tennis	Golf	Pool-25	Pool-50	Playlot/vest	Heigh. Pk.	Dist. Pk.	Met. Pk.	Reg. Pk.
Back Bay	1	2	2	6	0	1	0	8	1	4	0	0
South End	9	0	9	12	0	2	0	23	5	0	0	0
Fenway/Kenmore												
Field's Corner	12	9	19	8	0	0	0	25	6	1	1	0
Mattapan/Franklin	5	2	13	17	1	NA	NA	2	2	1	0	1
Roxbury												
Upham's Corner	11	6	12	9	0	0	0	17	7	0	0	0
Jamaica Plain	7	5	9	4	0	4	0	6	8	0	1	0
Mission Hill	5	4	8	1	0	NA	NA	3	1	NA	0	0
Roslindale	5	0	5	4	0	1	0	3	2	1	1	0
Allston/ Brighton	7	3	9	11	0	0	0	15	17	1	1	0
N. End/Waterfront	0	3	7	0	0	1	0	8	3	1	0	0
S. Cove/Chinatown	0	0	4	0	0	1	0	2	1	0	0	0
S. Boston	7	5	9	6	0	2	0	4	6	2	0	0
Hyde Park	11	2	8	11	0	3	0	9	4	0	0	0
Charlestown	6	3	15	5	0	3	0	13	3	1	0	0
E. Boston	5	4	9	13	0	2	0	3	2	1	0	0
W. Roxbury	8	1	8	10	0	3	0	6	4	1	0	0
TOTAL	99	49	146	117	1	22	---	147	72	14	4	1
NRPA	107	214		321		64	32	256	64	13	13	6
STANDARDS			1282		26							

available undeveloped land and the existing recreational resources. A more detailed summary of the park system's major strengths and weaknesses can be found in each neighborhood profile.

Major Historical Sites Within the Park System

The very heart of Boston's park system, Frederick Law Olmstead's Emerald Necklace, is comprised of no fewer than seven (7) major parks listed in the National Register of Historic Places. Comprised of nearly 1000 acres of parkland joined together by parkways, this open space system includes the Boston Common 1634, (the first public park in the United States) the Public Garden, the Back Bay Fens, the Muddy River, Jamaica Pond, the Arnold Arboretum and Franklin Park (See part II for a more detailed description). In addition to the Emerald Necklace, the City of Boston boasts five (5) burying grounds, and eight (8) historic districts on the National Register of Historic Places. Finally, two sites within the City proper under the jurisdiction of the Federal Parks Service are listed on the National Historic Register. The historic district designation naturally encompasses all open space within the district boundaries. In virtually all parts of the City one can find a Parks Department facility having historical significance.

In addition to the sites mentioned above, the Parks System also boasts numerous sites designated as Historic Landmarks by the Boston Landmarks Commission. Ranging in size from the site of an individual statue to fifty (50) or more acres, these sites have been acknowledged as having historical, social, cultural, architectural and/or aesthetic value to the City and have contributed to Boston's distinctive environment. As a Historic Landmark, these sites are protected from undesirable or damaging changes to their physical makeup by the powers of the Landmarks Commission, located administratively within the Boston Redevelopment Authority. The Commission is empowered to review and approve or disapprove proposed changes to the physical environment of designated sites (See Appendix I for List of Landmark sites).

As stated above, there are three sites within the City limits which have been designated as National Historic Parks under the jurisdiction of the National Parks Service. These include the Bunker Hill Monument in Charlestown, Thomas Park in South Boston, and the Boston National Historic Park, comprised of the following sites; Faneuil Hall, the Paul Revere House, the Old North Church, the Old State House, the Bunker Hill Monument, the Old South Meeting House and the Charlestown Navy Yard. As major elements in the recreational base in Boston, these facilities also play an important role in the delivery of recreational services to tourists. Many people visit Boston yearly to walk the Freedom Trail or visit "Old Ironsides - the U.S.S. Constitution".

Private Resources

The most heavily used non-public recreational facilities in Boston are those offered by the major universities and colleges which include Boston College, Boston University, Harvard University, Massachusetts Institute of Technology, Northeastern University and the University of Massachusetts. To a lesser

degree, the following small colleges offer non-public recreational resources to the Boston community; Boston State College, Emerson College and Simmons. As sources for recreational opportunities which somewhat relieve the pressures on the Parks Department facilities, these institutions have the most positive impact on the Allston/Brighton, Fenway/Kenmore, and Back Bay neighborhoods, since the bulk of resident students live in these areas.

Dependance on more traditional forms of non-profit, private recreational resources such as the YM & YWCAs, the Boys & Girls Clubs and the churches, is not great within the majority of the neighborhoods. The community schools and/or neighborhood recreational centers are presently supplying the types of activities traditionally supplied by these organizations. The exceptions are in those neighborhoods where church related educational facilities, i.e. parochial schools, are prominent.

The City does, however, rely heavily upon private-commercial forms of recreation, both participatory and non-participatory, with a professional team in each of the four major sports, and numerous racquet ball, tennis and health clubs located in many of the neighborhoods. The City offers extensive opportunities for cultural pursuit from a revived and expanding theatre district, the Boston Symphony Orchestra, the Boston Ballet, the Boston POPS Orchestra and numerous theatre groups.

More traditional sources of private/commercial recreation such as bowling alleys and ice skating rinks enjoy moderate levels of use, while more trendy forms such as roller skating and skateboarding are exhibiting signs of becoming more permanent forms of recreation.

Dependence on Public Resources Outside of the City

There are three major sources of public recreational opportunities for the residents of Boston which fall outside the jurisdiction of the City government;

- o the Metropolitan District Commission (MDC)
- o the Commonwealth of Massachusetts Department of Environmental Management (DEM)
- o the U.S. Department of the Interior Natural Parks Service (NPS)

Each of these agencies offers recreational facilities outside of and within the geographical boundaries of the City, and each agency represents a major resource in the open space/recreational supply for the residents of Boston.

MDC

Created in 1393 for the purpose of acquiring, safeguarding and developing recreational and park reservations, the Metropolitan District Commission Park System has assembled and preserved over 12,500 acres of park land. Their recreational functions and facilities are vast and diversified, having among them five major reservations, 26 artificial ice-skating rinks, 17

major saltwater beaches and three fresh water beaches; 19 swimming pools, three 18-hole golf courses, dozens of playgrounds; tennis, handball and basketball courts, picnic areas, foot trails and bridle paths, a ski area; the Franklin Park and Stoneham Zoos, a museum, the Hatch Memorial Shell on Boston's Esplanade, a dozen neighborhood bandstands for summer concerts and several historical sites and monuments, such as Fort Warren on Georges Island and Fort Independence on Castle Island. These are all part of what was the first Metropolitan Parks System in the United States and is still among the most efficiently operated and best patronized in the country.

Within the geographical boundaries of the City of Boston, the MDC offers the following recreational resources;

- o 16 major athletic fields
- o 28 neighborhood playgrounds
- o 12 tennis courts on 5 sites
- o 4 bandshells
- o 3 historic sites/museums
- o 1 major reservation-Stonybrook (in Hyde Park - West Roxbury)
500 ± acres
- o 1 linear park along Charles River (over 15 miles)

In addition, the Commission offers four (4) major police stations within the City boundaries equipped with mounted police, K-9 Corps, patrol boats, scuba teams and a small detective force to investigate crime within the MDC jurisdiction.

DEM

As the single largest open space and recreation landholding agency in the Commonwealth with 231,084 acres, the Department of Environmental Management is the most reliable source of recreation for many state residents. For Boston residents, however, this is not true, as the only DEM owned recreational sites accessible to the public are the Boston Harbor Islands, which are not readily accessible for most residents. None of the major regional parks are located within the geographical boundaries of Boston. However, SCORP 1978 projects that DEM will acquire some 2,600 acres of land in the Metropolitan Boston planning region by 1982 and will expend some 34.5 million dollars developing this land for recreational purposes. In addition, DEM has recently been designated as the administering agency for the 71 acre Southwest Corridor Park, presently under construction.

NPS

The National Park Service presently owns less than 10,000 acres of recreational land in the Metropolitan Boston Planning Region. For Boston residents, this recreational resource is the Boston National Historic Park. Outside of

Boston but within the metropolitan area, the NPS owns the Adams National Historic Site in Quincy, the Longfellow National Historic Site in Cambridge, the Minuteman National Historic Park in Concord, the Salem Maritime National Site and Saugus Ironworkd Nationa Historic Site. Projections for investments in this region by the Department of the Interior are in the vicinity of 3.4 million dollars, with 6.7 million slated for acquisition and development associated with the Boston National Historical Park.

Need for Expansion and New Development and/or Closure of Facilities

As previously described, the need for rehabilitation of existing facilities exists in every neighborhood. In addition, the need for expanded or new facilities does exist in some of the City's neighborhoods, the most critical of which are listed below:

o Parks and Recreation Department Central Manintenance Facility

The present Parks and Recreation maintenance facilities are scattered on separate sites, and are generally housed in inadequate and obsolete structures. There is a need to bring these facilities together at one site and house them in a new or rehabilitated structure especially planned for this purpose.

o Regional Field Houses

The need exists for the rehabilitation of existing maintenance field houses presently closed due to reorganization.

D. REHABILITATION ISSUES

As previously discussed, Boston is a city of neighborhoods, each with its own character, assets, and problems. In an effort to be clear, each neighborhood, with its description, inventory, needs assessments, goals and objectives and future plans, is located in Part II - The Action Plan. The following is general citywide information.

1. Condition Evaluation

The comprehensive inventory of open space completed by the Boston Redevelopment authority in 1978 evaluated the condition open space in each of the City's neighborhood (See neighborhood inventories in Part I Section B.) While not all open spaces evaluated are under the jurisdiction of the City, the inventory provides an indication of the scope of the situation. The purpose of the evaluation system was threefold:

- o to identify, in a systematic way, the overall condition of the parks in each neighborhood
- o to develop a basis for comparing neighborhoods
- o to determine if any relationship exists between the existing conditions and the monies invested to improve these facilities over the past 5 years.

A rating of "excellent" indicates only minimal capital investment is required for full use; (replacement of benches , resurfacing of play courts).

A rating of "good" indicates that minimal capital investment plus replacement of major pieces of equipment are necessary for full use of the facility;

A rating of "fair", in addition to the above, indicates the necessity for substantial new improvement (new tot-lot), major re-landscaping and sodding, or correction of a basic problem (drainage) which affects the entire park;

and a rating of "poor" indicates that deterioration and/or vandalism have rendered more than 50% of the park unusable.

City-wide, less than one half (48%) were rated as being in good condition, of the remainder, 29% were listed as fair, and 17% were in poor or unusable condition. The problem is wide-spread, with ten of the City's nineteen neighborhood districts reporting more than 10% of their facilities as unusable. Deterioration is particularly concentrated in three neighborhoods in which 29%, 32% and 44% of the parks are listed in unusable condition, respectively. On the basis of these evaluations the relative severity of rehabilitation need has been ranked (on Table 29).

Estimated Costs

An assessment of rehabilitation needs and some costs has been conducted by the Parks Department's Engineering Division. Estimates were made on a case by case basis of the required capital improvements to bring each

facility to 'good' or 'excellent' condition. (Repairs which could be made by the Maintenance Division or carried out under service contract were excluded.) The assessment identified 90 facilities requiring partial or complete rehabilitation. The total estimated cost is 33 million dollars. (See Engineers Survey in Appendix 11.)

In the years since World War II several factors have combined which reduce the condition and attractiveness of the City's recreation resources. Many of the City's parks, while a priceless heritage, are quite old and show the deterioration of age. Most of the City's parks (92%) are over 50 years old. Changes in patterns of leisure have left some of these facilities ineffective, expensive to maintain and difficult to convert to other uses. The most obvious examples are the numerous field houses and the public bath houses.

The natural deterioration due to age has been accelerated by lack of maintenance and vandalism. The Department's capacity to maintain its facilities has gradually diminished over the last 30 years. Rising labor costs and restricted budgets, have forced the Department to reduce its maintenance workforce substantially. Since 1970 the maintenance staff has been reduced by 143 workers or 35% (see Figure 1H). While budgets and workforce have declined the number of facilities and the work load has continued to grow. Despite some productivity gains due to increased mechanization, the net result has been that the amount and frequency of maintenance has been considerably reduced and in many cases all but essential maintenance has been deferred. In recent years CETA workers have been used to take up some of the slack, but this practice puts the Department in the precarious position of relying on low skill, short term maintenance workers and uncertain federal program allocations.

On top of this, vandalism has taken its toll on the condition of facilities. Lack of maintenance and inadequate supervisory staff leaves facilities vulnerable to user damage. The Department's diminished maintenance capacity also means that it is unable to respond promptly and effectively to prevent further damage.

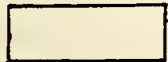
A study of vandalism in Boston's parks funded by the National Science Foundation estimated that in 1973 repairs of vandalism-related damage cost the Department \$750,000, slightly more than 10% of its total budget, and that figure represents only a fraction of the total damage costs. Thus, age, lack of maintenance and vandalism have combined to create a downward cycle of accelerating deterioration.

2. Types of Sites Needing Rehabilitation

Page 43 of the report organized and defined the City's recreational facilities into five types of sites: tot-lot/vest pocket parks, neighborhood parks, special areas, district parks, and Citywide/regional parks. Rehabilitation in one form or another is needed in each type of facility throughout the City. As previously described, the reasons for rehabilitation include vandalism, general deterioration due to age and previous neglect, improper



AREA 1



AREA 2



AREA 3



CITY of BOSTON
PARK MAINTENANCE
DIVISION SERVICE AREAS

FIGURE 1K

maintenance procedures, general overuse of facilities and excessive maintenance costs, and a lack of adequate funding and equipment to properly maintain the City's facilities.

An example of the types of rehabilitation efforts that are typical for each neighborhood where recent efforts have not reached are as follows:

o Tot Lot/Vest Pocket Park

Outdated metal play equipment is often severely rusted, broken or completely gone; surfaces beneath tot-lot equipment is either improper (asphalt) or gone if either sand or woodchips; game tables and benches are completely smashed or have missing seat boards; spray equipment is often inoperable; supervisory seating is often non-existent; containment fencing is nonexistent or totally rusted, torn down or cut open (chain link); play surfaces and walks are cracked or heaved; drinking fountains are inoperable or non-existent; wooden shelters, when available, are severely damaged; and pedestrian lighting is often inoperative.

o Neighborhood Ballfield

At present, many ballfields exhibit signs of overuse: turf is rutted, badly worn or non-existent; play areas are occasionally strewn with rocks and/or glass; poor surface drainage leaves some field wet long after rainstorms, or severely rutted due to excessive slopes; backstops are rusted or damaged by vandals; players benches are missing seat boards or are gone entirely; spectator seating is non-existent and protective fencing for players benches is non-existent or damaged.

o Regional/Citywide Park

Facilities of this nature are often more oriented towards passive recreation than active, sport recreation and often are equipped with more detailed, expensive and sensible fencing, seating, landscaping and other landscape amenities. Typical rehabilitation concerns often center around the need to restore ornamental cast iron fencing, granite or other tone features (fountains, nonuments, statues); cast iron and wood benches; and concrete and brick walks. Mature trees are often in need of major structural repair, pruning or removal; and most always are in need of water and fertilization. Additionally, this type of park is always in need of additional seating areas, trash receptacles and new trees.

o Pool Houses/Field Houses

As previously identified, changes in recreational preferences and maintenance operations have left three types of facilities ineffective in the present Parks system. The lack of constant activity in those buildings invited vandalism which has now rendered many of those structures useless and even dangerous.

However, many have been preserved and could be rehabilitated to serve a number of important and needed functions within the neighborhoods. (See Service Issues.)

Over the past five years the city has annually spent over \$3.75 million on park rehabilitation. Municipal bond, CDBG, Land and Water Conservation Fund, Local Public Works Grants and private endowments all have contributed to this expenditure. The average cost to reconstruct a typical playground (which might include 2 ballfields, a game court, a tot lot and a passive area, without sports lighting) is \$350,000. At that rate the City could afford to rehabilitate no more than 10 facilities per year and it would take 10 years to meet current needs alone. In actual practice available funds are spread more thinly on partial renovations to meet the most immediate and pressing demands. However allocated, the available funds have almost always fallen short of optimal investment from a recreation standpoint.

In addition to the need for typical rehabilitation efforts as described above, the City has identified the need to develop individual rehabilitation and restoration programs for special parks which exhibit a Citywide influence. Some of these are:

- o Master Plans for the Boston Common/Public Garden, the Back Bay Fens and Franklin Park which prescribe programs of physical restoration in view of present day recreation needs.
- o a Franklin Park Reclamation-Program using CETA Title IV funds for cleaning and restoring 450 acres in the center piece of the Emerald Necklace.
- o major improvements to Jamaica Pond and the Commonwealth Avenue Mall.

Part II of this report outlines the specific rehabilitation requirements of each neighborhood by site for each of the facility types.

3. Geographic Areas Needing Rehabilitation

As previously described in Table 29 and shown on Figure 1G, the neighborhoods exhibiting the greatest need for rehabilitation of existing facilities are: Roxbury, Upham's Corner, Field's Corner, North End and Jamaica Plain. During previous discussions, those neighborhoods were identified as those being the most densely populated, having the highest amount of juveniles as percent of population (age 0-9), the greatest concentration of low income and minority residents, and the least amount of open space per 1000 population.

For these reasons, and because available undeveloped land is at a premium, rehabilitation as opposed to new development is a priority in these neighborhoods.

4. Value of Rehabilitation Over New Facilities

The most valued benefit that can be derived from a rehabilitation program as opposed to a program of new construction is the continuation of recreational services. In addition, demolition and disposal costs increase the overall costs of new facilities, making rehabilitation of existing facilities more appealing. Finally, many of the existing facilities have existed in neighborhoods for many generations and for many of the communities' seniors, are symbols of another era of better days. The preservation of these facilities through rehabilitation will acknowledge the importance of these facilities and, in a sense, the value that these people brought to the community in their era.

E. PROGRAMMING CONCERNS

I. Current Services

The Boston Parks and Recreation Department has continued to offer a relatively wide range of recreational services for all age groups, despite Proposition 2½ budget reductions. However, there is no question that both the range and accessibility of programs has suffered.

The City owns sixteen (16) neighborhood recreation centers which used to be staffed and programmed by the Recreation Division. Now eight (8) of these centers are closed, including a new facility built in East Boston. Last summer it was leased to a private operator who set up a health club that unfortunatley failed within nine (9) months. Six (6) of the buildings are managed by the Real Property Department, and only four (4) of these buildings will remain open. Real Property is also currently negotiating with several organizations interested in programming two recently rehabilitated facilities.

The Recreation staff presently consists of 28 full time staff members including management and administrative staff. There are no temporary staff. Recreation staff that remained on staff have been kept on primarily to keep our buildings open. Since each facility is minimally staffed, the hours the buildings are open have been restricted to a maximum 40 hours a week, and all buildings have been closed on the weekends. Special recreation instruction has been constrained by the limitations of the staff who remain, since layoffs were determined by seniority. Programming has thus become a function of remaining staff capabilities and assignments, and, has a diminished relationship to the needs of the community. Hopefully, we will be able to hire some temporary instructors on contract for the summer to staff our "Recreation on Wheels" program.

II. Special Programs

Fortunately, many of the best and most necessary programs have survived budget reductions. We have managed to continue to operate them primarily by developing new mixes of resources: community nonprofit collaborations, corporate and foundation support, fees, other public grants, and fundraising events. They include:

A) Summer pools The seven Parks Department pools were opened last year as a result of initiatives from local corporate leaders and community agencies that were concerned that the city's pools would remain closed. A rather elaborate system was set up to administer a summer program by leasing the city pools to community agency operations, with financial support from corporate donors. Thus seven Parks Department pools and ten Community School pools remained open. This year several Parks Department pools will remain closed, one due to extreme vandalism and the other two because there appears to be a low level of need. All eleven community schools will be open, however.

B) Leagues Baseball, softball, and other league games will continue at capacity, and will be asked to become involved with cleaning up the parks they play in. Games at night will also continue and the various leagues have agreed to pick up the cost of lighting.

C) Camp Joy, Boston Parks and Recreation Department's free summer recreation program for children and adults with special needs, is now in its 34th year. The program services approximately 600 Boston residents ranging in age from three through adult at nine sites throughout the City. Each participant is transported from home to site by cabs provided by the Boston School Department. Most of the Camp Joy components participate in the Federal Lunch Program. The Camp Joy program runs from July 7 to August 14.

The Camp Joy program is located at the following sites:

West Roxbury High	West Roxbury	Moderately Retarded (720)
Umana School	East Boston	Devel. Day Care (Profoundly Retarded)
Agassiz School (A)	Jamaica Plain	Pre-School Special Needs (3-7)
Agassiz School (B)	Jamaica Plain	Pre-School Phys. Handicapped (3-7)
Holland School	Dorchester	Behaviorally Involved (7-15)
Condon School	South Boston	Pre-School Special Needs (3-7)
Murphy School	Dorchester	Phys. Handicapped (7-adult)
Mattahunt School	Mattapan	Learning Disabled (7-15)
Tynan School	South Boston	Adult Mentally Retarded
Ohrenberger School	West Roxbury	Multiple Handicapped

All Camp Joy sites are arranged with the cooperation of the Mayor's Office of Community Schools.

In keeping with the Camp Joy philosophy that "children learn while they play," all participants in the program have an individual recreation plan. Specifically, counselors evaluate, plan and implement activities geared to meet physical, social and behavioral goals established for each participant. Program participants are evaluated relative to their success in meeting these goals. A copy of each participant's individual recreational plan and evaluation is forwarded to parents and the school department. In addition, participants' recreational plans and evaluations are kept in the file. This enables future counselors to write more appropriate recreational plans and to get specific information relative to goals and activities planned for the camper in the past. Such an instrument also enables counselors to measure each participant's recreational growth.

All staff members for Camp Joy are interviewed and selected after meeting specific criteria. Many staff members are professionals in special education or recreation. Many other are college students who are majoring in special education.

Activities at camp range from arts and crafts, swimming, bowling, indoor and outdoor sports, to special events such as Swan Boat rides at the Public Gardens, cruises around Boston Harbor, trips to Canobie Lake Park and Benson's Animal Farm, as well as overnight camping experiences.

Special events at Camp Joy include:

The Camp Joy Picnic - The entire Camp Joy Program participates in the annual Camp Joy Picnic at the Christian Herter Center in Allston. Entertainment is provided. Numerous games and activities are planned, and a cookout with refreshments is provided for everyone.

Camp Joy Harbor Cruises - Cruises depart from Long Wharf at 10:30 a.m.

The Camp Joy Olympics - The annual Camp Joy Olympics is held at White Stadium in Dorchester. The 50 yard dash, 100 yard run, and long jump are typical of the many events planned. All participants receive a medal for participating in the event.

Camp Joy Playday - Playday is held at West Roxbury High School. Most Camp Joy components gather to participate in such events as the balloon burst, water-gun accuracy, pie throwing, and the three-legged race. There is a cookout and special guest appearances.

D) Recreation on Wheels - This coming year we intend to sponsor a mobile "Recreation on Wheels" program that will visit major parks. Instruction will be offered to children and youths in both competitive and non-competitive sports.

E) Street Olympics - A new program to be offered this year, Street Olympics is a new venture of the public/private partnership that was formed last year. It will involve a series of neighborhood competitions for children and youths in sports that are not traditionally recognized by the schools or other institutions. Street Olympics will celebrate talents such as roller skating, skateboarding, street hockey, jump rope, etc. A youth advisory panel will be established to determine what events should be offered, and winners of the neighborhood events will compete in a final city wide event.

F) Boston Neighborhood Basketball League - BNBL, one of Boston's most popular basketball programs for men and women, has four divisions: men's 19 and under; men's 15 and under; women's 19 and under and women's 15 and under. The program is free to all Boston Residents.

BNBL games are scheduled Monday through Thursday nights at locations in 16 Boston Neighborhoods.

The BNBL is jointly administered by the Boston Parks and Recreation Department and the United Community Planning Council.

III. New Partnerships

The impact of Proposition 2½ budget reductions has been to stimulate the Parks and Recreation Department to seek new methods of providing services and programs in collaboration with the private sector. These public/private partnerships are extremely varied, ranging from philanthropy to volunteerism to fees and leasing. The potential of partnership between the public and private sectors has only begun to be tapped and the following are some of Boston's new collaborations.

Urban Park Rangers

The Boston Parks and Recreation Department, in conjunction with the Massachusetts Association for Olmstead Parks, has created the Boston Olmstead Parks Urban Ranger Program to provide visitor services and park security in three Olmstead park areas: Boston Common, Public Garden and Commonwealth Avenue Mall. The Urban Park Ranger will be a uniformed and highly visible presence in the park, providing an awareness and respect for park rules and resources. A variety of visitor services including guided tours, workshops and special programs, general tourist information, emergency assistance and preventive maintenance will be furnished through the program.

The Boston Parks and Recreation Department, the Boston Police Department, the Mass. Association of Olmstead Parks, the National Parks Service and the Department of Environment Management have made in-kind contributions for training, administration, technical assistance and equipment for the pilot program of fourteen rangers. Currently, a fund-raising campaign is underway to provide the remaining funds necessary for the program.

Boston Common Clean Up and Alternative Sentencing Program

The Parks and Recreation Department together with the Department of Public Works and the Environment Department organized a spring clean up of Boston Common combining City, neighborhood and business resources. The City provided supervision and equipment and the community provided a volunteer work force. Local businessmen contributed prizes and refreshments. This one day intensive clean-up will serve to increase the neighborhood communities' awareness of the park, rid the park of the winter accumulation of litter and prepare the site for an innovative approach to maintenance.

The City of Boston is beginning an alternative sentencing program with the Boston Municipal Court involving maintenance of the Boston Common. Selected offenders, as a condition of probation, would agree to perform volunteer work for a specific number of hours under the supervision of a City staff person. The pilot program is designed to accommodate a maximum of ten participants. The length of involvement for participants would range from twenty-four to ninety-nine hours; work will be performed in daily units of three hours. Under the supervision of two City staff, program participants will perform maintenance duties including sweeping, raking and cleaning. A May start date is projected for the three month pilot program.

Franklin Park Coalition Summer Program

The Franklin Park Coalition, a private non-profit organization, is planning, in co-operation with the Parks and Recreation Department, a summer clean up program for Franklin Park. The project will provide for a crew of ten to fifteen youth working full time for ten weeks performing cleaning and light maintenance. The crew will be recruited through local community agencies. The Parks and Recreation Department is providing equipment and funding for the project director. The Coalition is raising the bulk of the funds needed for the project, including the funds for the work crew salaries. Fundraising is successfully underway and a June start-up is anticipated.

Playing Field Lighting

Facing a ninety percent budget reduction for playing field lighting, the Parks and Recreation Department devised several funding alternatives to provide light facilities for the City's many ball leagues during the summer and fall of 1981. After an analysis of the cost of lighting the City's many playing fields and the various types of lights and lighting situations used, three options were developed and implemented. The first option simply provided for an earlier but less convenient playing time in order to take advantage of early evening daylight. Youth teams were offered this no-cost option first. The second and most popular option involved a fee based on the cost of lighting the field for the average length of one ball game during prime evening playing time. The fee represented an approximate cost of one dollar per player per game, not an excessive charge for adult players. The third option, applicable only in exclusive use fields, allowed leagues which played all games at only one field to contract directly with the electric company for lighting. In this case, the league would have complete access to field lighting and sole responsibility for charges incurred. The Parks and Recreation Department using these three alternatives was able to provide lighted facilities with essentially no cost to the City. Similar arrangements are now underway for summer baseball and fall football 1982 seasons.

George Wright Golf Course

The Parks and Recreation Department has negotiated with the Massachusetts Golf Association for the lease of the George Wright Golf Course in Boston's Hyde Park section. Under the agreement, the MGA, a non-profit voluntary agency representing most of the golf courses in the state, will operate this facility and income from greens fees will be put into improvements, including a facelift for the clubhouse which was scheduled to be closed this summer. Due to budget reductions in staff, the municipal course was operated marginally last year with limited maintenance and sporadic collection of greens fees, resulting in an estimated loss to the City of over \$100,000. The lease agreement will allow not only continued operation of the course, but improved and better maintained facilities.

Carnivals

As a means of raising additional revenue, the Parks and Recreation Department has arranged with a well known operator to conduct a series of carnivals in City parks. The carnival operator will be responsible for all security and clean up costs associated with the events. Community organizations will be given space at the carnivals at no charge, thus offering the opportunity for fundraising, public relations and community education. A pilot program of four carnivals is planned for early summer. This effort is expected to bring the Department approximately \$50,000 to be used for recreation programs.

Building Leases

Of the eight city facilities currently closed to the public, three of the buildings are being rehabilitated (through CDBG and/or UPARR funds) and negotiations are under way with community agencies to manage the facilities when they open. Two city facilities are already open under short-term leases: one to a multi-service agency and the other (the Preble Street Field House) to a day care agency. In

addition, community groups have expressed interest in re-opening the new Orient Heights Building. Leasing is a way to keep the buildings in use, however, as more resources become available to the department, perhaps through the innovative grant, we would like to experiment with more of a collaborative relationship with such agencies and expand the lease to a contract for services where we could ensure that programs and fees are appropriate for a community.

Summer Programs Partnerships

In response to the City's initial cutbacks in the summer of 1981, and public concern about the fate of recreation programs, some business leaders took the initiative in raising funds to keep the City's most successful recreation programs running. The City agreed to lease the Parks Department pools to nearby non-profit agencies and provide technical assistance, all non-routine maintenance, and water. Several corporations agreed to contribute to this effort with funds through the Boston Committee (established to combat racism, with representatives from major institutions in the City). The Boston Committee conducted a very quick needs assessment and then contracted with the United Community Planning Corporation to administer the grants to the community agencies. The following community agencies participated:

- Charlestown Board of Trade (White Pool)
- Roxbury YMCA (Mason Pool)
- West Roxbury YMCA (Draper and Healy Pool)
- Dorchester Neighborhood House (DNH Pool)
- North End Union
- East Boston Social Center

The results were somewhat mixed, and the programs were never evaluated in any formal way, however the most successful programs were very exciting, particularly for the outdoor pools. In Charlestown, fees were charged but seasonal family memberships were also offered. Neighborhood volunteers helped prepare the pool for its "gala" seasonal opening fundraiser. The poolside was covered with chaise lounges all summer long, as what had been a hang-out for the kids became a gathering place for families. Staff hired from the community kept the rowdy youth element in control so that all ages felt comfortable there.

Fundraising in the community through various events has continued successfully throughout the winter so that the pool can be open more hours this coming summer. The Board of Trade in Charlestown has also taken the lead in locating jobs in the community (including pool lifeguard positions) for the Private Industry Council youth employment program and in promoting similar public/private ventures with other boards of trade.

Several other community agencies that managed indoor pools structured in pool time for other agencies and day camps as well as open swims. This kind of planning seemed to be an important ingredient for the success of the indoor pools. Usage was low in pools that did not involve outreach to other agencies.

In addition, to the seven Parks Department pools that remained open, eleven Community School pools were funded and the Boston Neighborhood Basketball League served over 5200 youths. A total of \$400,000 was raised in private funds.

In the spring of 1982, the United Community Planning Corporation pulled the participants involved with running the previous summer's programs together to begin planning for the summer of '82. Even though none of the City agencies involved were expecting an increase in funding, and the 1981 corporate sponsors had stipulated that theirs were strictly one-time donations, discussions proceeded. Members of this Recreation Planning Committee included representatives from:

<u>City Agencies</u>	<u>Private</u>	<u>Community Non-Profits</u>
Parks and Recreation	First National of Boston	Dorchester Neighborhood Houses
Community Schools	Boston Private Industry Council	
Neighborhood Devel. and Employment Agency	Associated Grantmakers of Mass.	Action for Boston Community Development (ABCD)
School Committee	United Community Planning Corporate The Boston Committee	Charlestown Board of Trade The Boys Club of Boston Boston YMCA North End Union

Finally, after the Mayor made a commitment to contribute \$15,000 to the joint effort, the Permanent Charities Fund and United Way agreed to match the contribution. The Recreation Committee was prepared to make some recommendations on cutting back to \$800,000. Three Parks pools will remain closed - one because of the condition of the facility and the other two because of low priority need. The Recreation Planning Committee will also be sponsoring a new "Street Olympics" program this summer.

IV. Analysis

A "Recreational Needs Assessment Survey" completed in 1980 identified two major patterns regarding the use or nonuse of the Parks Department facilities that are of concern to the City:

- 1) 66% of those interviewed did not use the facilities offered by the Parks Department
- 2) of the people interviewed who identified themselves as users, only 6% were senior citizens.

When asked why they did not use the Parks Department's facilities, 29% of nonusers stated a "lack of interest" in the services being offered as the reason. Many of these people identified the pursuit of cultural events as their major leisure time activity. As stated earlier, the Parks Department is not strong in the delivery of cultural events to the community. However, this may not be a shortcoming in the Parks Department programming because of the extensive amount of similar activities offered by other public and private institutions in Boston. As important as it is to offer the recreational services desired by the community, it is equally as important to avoid a duplication of efforts. Additional efforts should be made

by the Parks Department to identify more accurately which recreational services are most desired by "nonusers" and to what degree those activities are being supplied by private and quasipublic groups outside of the City's jurisdiction and by groups inside of City government.

During 1982, the Department will undertake a more comprehensive marketing analysis to determine more accurately the level of demand in each community for various recreational programs and to get a better idea why potential users do not use our programs more often.

Additional areas within the programming of recreational activities, including length or duration that activities are offered each day, and equal distribution of popular activities throughout the City will be addressed in the marketing study.

As previously indicated in the analysis of recreational facilities, the Parks Department shares the responsibility for delivering recreational services to the population of Boston with the following public and private groups:

- o Metropolitan District Commission (MDC)
- o Department of Environment Management (DEM)
- o National Park Service (NPS)
- o local education institutions (colleges and universities)
- o YW and YMCA's
- o Girls and Boys clubs
- o Christian Youth Organizations (CYO)
- o various civic organizations (Elks, Knights of Columbus, Chamber of Commerce)
- o City agencies such as Community Schools, the Elderly commission, and the School Department.

It is vital that in order to maximize the recreation resources of the Boston area, that both public and private providers co-ordinate their activities. Such co-ordination will avoid duplication of services and allow the greatest number of users to be accomodated.

NOTE: THE NUMBER 1 INDICATES THE NEIGHBORHOOD MOST IN NEED OF USABLE RECREATIONAL RESOURCES.

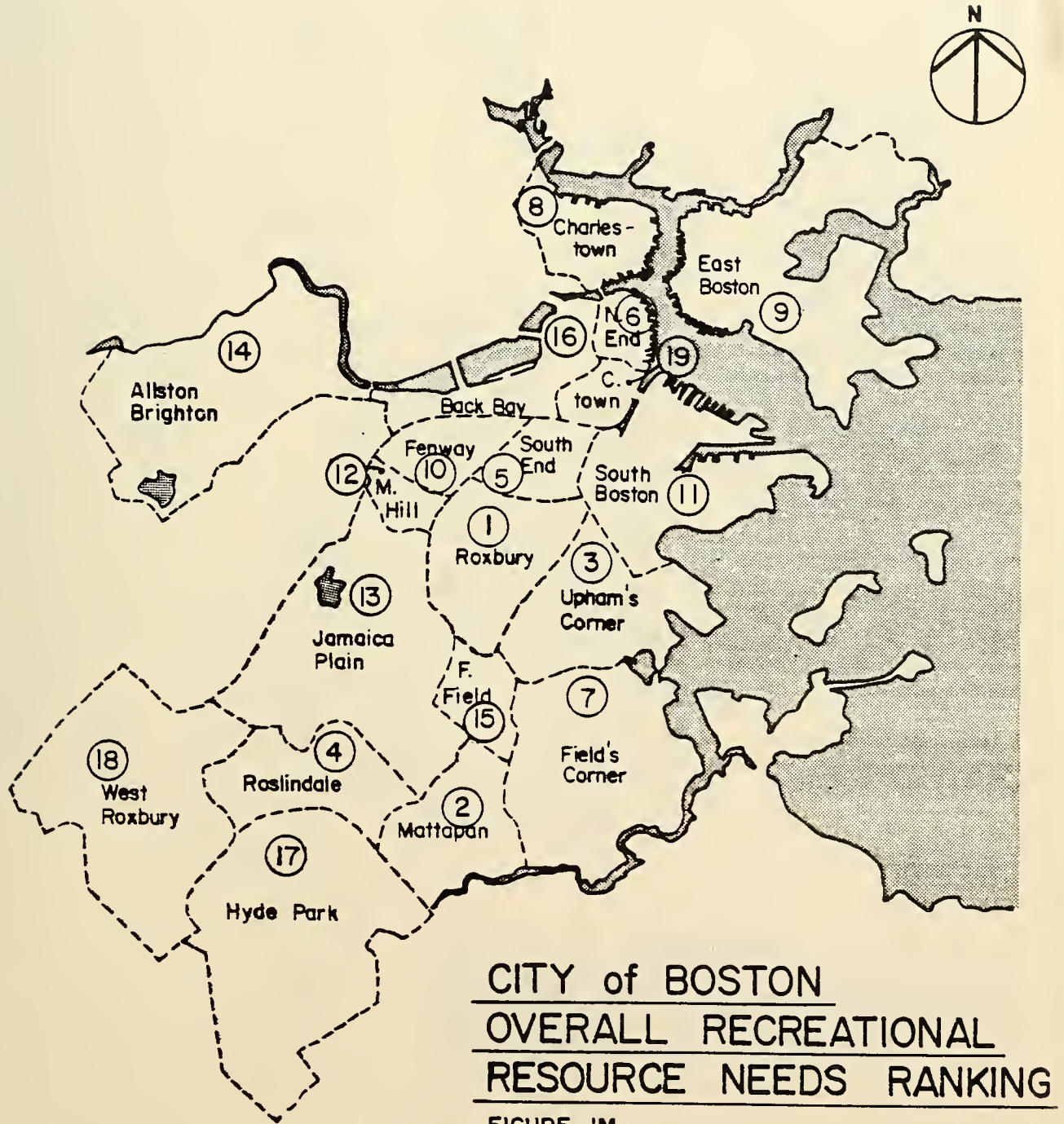


TABLE 32

OVERALL NEEDS RANKING

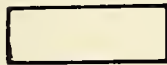
	SUPPLY (X 4)	POP. DENSITY (X 3)	JUV. POP. (X 2)	TEEN POP. (X 2)	ELD. POP. (X 1)	(X 2)
1. Roxbury	1	3	2	4	9	1
2. Mattapan	3	3	1	3	7	6
3. Uphams Corner	5	3	3	3	10	2
4. Roslindale	2	4	6	4	2	7
5. South End	6	2	3	8	2	1
6. North End	4	5	9	7	2	3
7. Fields Corner	3	3	4	5	4	6
8. Charlestown	11	7	4	2	5	5
9. East Boston	9	3	6	4	5	4
10. Fenway	13	2	12	1	3	2
11. South Boston	15	6	5	3	4	4
12. Mission Hill	10	4	11	9	11	3
13. Jamaica Plain	16	4	6	4	3	5
14. Allston-Brighton	12	4	10	7	2	6
15. Franklin Field	19	3	1	3	7	6
16. Back Bay/Beacon Hill	14	1	12	7	4	9
17. Hyde Park	17	6	5	3	6	7
18. West Roxbury	18	9	7	6	1	8
19. Chinatown	7	5	-	-	2	1



FIRST PRIORITY



SECOND PRIORITY



THIRD PRIORITY



FIGURE 1L

RECREATION SERVICES

Conclusions	Implications	Strategies
<p>Need an updated assessment of recreation service needs</p>	<p>Without a comprehensive assessment of need; resources may not be made available.</p>	<p>Develop recreational marketing analysis</p>
<p>Need to ensure accessibility of facilities and programs to all residents, including special needs populations such as elderly, handicapped and youth.</p>	<p>Available resources should be targeted effectively</p>	<p>Implement marketing strategies</p>
<p>Public resources cannot meet the full demand</p>	<p>Need to develop new resources and methods for service delivery</p>	<p>New partnerships</p>
<p>Public strategies should be coordinated with other providers in the recreation system.</p>	<p>Need to develop a mechanism to ensure coordination</p>	<p>Develop Public/Private Advisory Board</p>

F. MANAGEMENT ISSUES

FINANCING

The Budget Process

The annual budget for the department is developed by the Commissioner on a fiscal year cycle of July 1 to June 30. The budget is prepared each year in the late fall by the division heads for submission to the Commissioner. After review and revisions, the Commissioner submits the department's final budget request to the Mayor for approval. Final approval comes from the City Council. The budget is comprised of two major elements:

1. Operations
 - personnel
 - supplies
2. Capital Improvements

The operating budget is appropriated from general revenue generated from the collection of property taxes. During the development of the operating budget, each of the three major programs submits detailed expected expenditures for their programs. The operating budget is divided among three major programs:

	<u>1981%</u>	<u>1982%</u>
1. Administration	3	6
2. Maintenance and Engineering	68	82
3. Recreation	29	11

Of the total operating budget, approximately 67% is designated for personnel. The balance covers items 1-5:

1. Total Contractual Services
 - o heat - lights - power
 - o repair and maintenance of buildings
 - o repair and maintenance of equipment
 - o transportation of persons
 - o miscellaneous repairs
2. Supplies and Materials
3. Purchase of New Equipment
4. Improvements to Structures
5. Improvements to Non-Structures and Land

Proposition 2½ Impact

In the spring of 1981, the Parks and Recreation Department was instructed to prepare a budget of \$3.7 million for the 81/82 fiscal year, a cut of almost two-thirds of its previous year's funding of \$9.6 million. A tentative commitment of an additional \$1 million was also made to the department upon receipt of anticipated state aid which would not be in hand until the early fall. Thus in the first quarter of the 81/82 fiscal year, the decision was made to spend at an annual rate of \$4.7 million even though the department had budgeted \$1 million dollars less for the department. Fortunately, the City received the state aid as projected in the fall, when \$1 million was added to the Parks and Recreation Department budget.

With the onset of Proposition 2½, the City instituted a city-wide freeze on all capital improvement projects and no new funds were appropriated for Parks Department capital improvements. There was a carryover from the previous year's budget which has been used sparingly and expenditures are anticipated to be less than \$75,000.

EXPENDITURES FOR THE PARKS AND RECREATION DEPARTMENT 1978-1982

<u>YEAR</u>	<u>OPERATING BUDGET</u>	<u>EXPENDITURES</u>	
1978	\$8,246,154	Administration	\$ 242,960
		Recreation	\$ 2,429,611
		Engineering & Maintenance	\$ 5,573,583
1979	\$9,207,290	Administration	\$ 276,219
		Recreation	\$ 2,670,114
		Engineering & Maintenance	\$ 6,260,957
1980	\$9,158,500	Administration	\$ 274,755
		Recreation	\$ 2,655,965
		Engineering & Maintenance	\$ 6,227,780
1981	\$9,218,463	Administration	\$ 276,555
		Recreation	\$ 2,673,354
		Engineering & Maintenance	\$ 6,268,554
1982	\$4,600,000	Administration	\$ 295,688*
		Recreation	\$ 502,419*
		Engineering & Maintenance	\$ 3,801,913*

*Estimated

Clearly the most significant impact on the Parks and Recreation budget was the reduction in recreation services. Enough recreational staff were kept on to keep the department's own recreation centers open and coordinate recreational events, however recreational instructors were cutback and no seasonal employees were hired. The reductions in the Parks and Recreation Department's recreation division were somewhat offset by private sector support for summer programs (\$400,000 for the summer of 1981), and the continued operation of the Community Schools program. The Camp Joy Program was also supported by \$200,000 in grant support.

Other Funding Sources

Capital Improvements:

The City of Boston through its various service agencies has made a concerted effort to secure funds from every available resource. Major park development and rehabilitation efforts have been and are presently being funded through grants provided by HUD's Community Development Block Grant program, the Interior Department's Heritage Conservation and Recreation Service utilizing Land and Water Conservation Funds and Urban Parks and Recreation Recovery funds. In addition, parks development projects have been funded through the following programs:

Legacy of Parks

Urban Beautification

Economic Development Administration (LPWGA)

The Department also has utilized funds from several local foundations for capital projects including appropriations from the Parkman Fund, a private trust generated for the maintenance and care of parks built prior to 1887. The Parkman Fund annually makes available about \$300,000.00 for use by the department. Applications are currently pending with the Brown, Henderson, and White Funds. Since the City has ceased funding capital improvements, we have given priority to projects requiring local matches for federal and state grants for foundation proposals.

Programs and services:

The Parks and Recreation Dept. also has utilized a variety of funding sources to fund programs and services, including:

CETA Special Projects and Public Service Employment

CETA Youth Programs - YES, YACC, YETP

CETA Title XX -(Camp Joy)

State Education/Special Needs Funds (Camp Joy)

Various corporate donors

Permanent Charities and other foundations

Local businesses

National Science Foundation

Except for the state's special needs funds, the other governmental funds will not longer be available to us due to both state and federal cutbacks.

Analysis

The first year of implementation of Proposition 2½ was exacerbated by the Tregor court ruling which has mandated the repayment of \$75 million in property tax assessments. Thus while Proposition 2½ limited the City's flexible budget to \$295 million, the City used \$25 million to begin the Tregor repayments.

An operating budget for 1983 has not yet been approved, nor are any estimates available from the City's budget office. City departments have been asked to submit level budgets for FY 83, and it is likely that we begin FY 83 with a continuation of FY 82 budget levels until a new budget is passed by the City Council.

Budget projections are difficult because of uncertainties in several factors: a) the city has nearly completed property revaluation and it is uncertain whether the new property assessments will be used to compute FY 83 taxes and what the total impact on the City's tax base will be, b) the "Tregor" financing bill's future is uncertain, c) the state budget has not been finalized yet and local aid is a major component of that budget. Indications from the Budget Office however are that if the "Tregor" bill passes the Parks and Recreation Department may receive a small increase in its budget. The Parks and Recreation Department is currently operating on the assumption that for the near future (i.e. next five years) the budget appropriation will stay in the range of \$4 to \$6 million.

The current budget level is inadequate to fulfill the department's responsibilities on either a short term or long term basis. Routine maintenance and rehabilitation, forestry, recreation, and capital improvement programs are all inadequate. In order to ensure the accessibility of open space and recreation facilities to all residents of Boston, the Parks and Recreation Department will need to maintain a fair share of the City budget. Private support cannot replace all of the services formerly funded publicly, although it can certainly help.

The department's current budgeting and financial management system is a cumbersome manual system which does not break down or track specific program, maintenance, or facility costs. Thus the ramification of budget reductions cannot be clearly illustrated to Administration decisionmakers, City Council members, private sector supporters, or the general public. A more sophisticated financial management system would greatly enhance our ability to clearly demonstrate the service implications of any resource decisions. There also needs to be an objective estimation of the services level needed for recreation and the resources necessary to meet that demand.

Development of new revenue sources for the department could also enhance our City appropriation, however the department currently does not have the ability to accept funds directly; instead all funds go directly into the general fund unless the City Council approves a specific type and rate of fee in a special ordinance. We have begun charging fees for lighting of ball fields since a special ordinance was passed in 1981, however we are also investigating the possibility of establishing a Parks and Recreation Trust Fund which could serve as an alternative fiscal agent to the general fund.

The support of the private sector has been encouraging to date, although it is uncertain whether private sector support will continue for the summer recreation programs. The formation this spring of a public/private recreation planning committee was an important factor in leveraging both city and private funds for the summer of 1982 and we hope to institutionalize that group to continue working with the department as a Public/Private Advisory Group.

Our policies and procedures for awarding contracts to vendors also need to be re-examined. Although contracts are awarded for the major downtown parks, the annual payments have been lax in some cases and enforcement of policies has not occurred in some instances. A major new publicly supported commercial development project is currently under construction at Copley Place where a public square may be utilized as a farmer's market. Perhaps recommendations from a vendor policy study for this project could be useful to the Parks Department in maximizing the public's benefit from vendors in our public open spaces.

FINANCING

Strategies

Implications

Conclusions

In order to ensure accessibility of open space and recreation facilities to all populations of Boston, the Parks and Recreation Department will need to at least maintain a fair share of the City budget.

There needs to be an objective, up-to date estimate of Boston's recreational needs and the costs of meeting the demand.

City's revenue base is insufficient for meeting the recreation needs.

Further cutbacks would mean closing of facilities and/or deterioration of facilities to the extent that usage is deterred.

Decisionmakers, voters, and private funders are making decisions without a clear understanding of the issues and needs.

Other revenue sources must be developed.

Improve budget presentation to decision-makers, funders, and voters with a program budget breakdown.

Develop marketing analysis with the objective of setting a target figure for the cost of meeting the critical demands for recreation.

Develop new revenue sources.

ADMINISTRATION AND ORGANIZATION

Policy Development and Planning

The Commissioner utilizes the top management staff as his planning and management team. The team meets weekly to coordinate department activities, work out problems, develop new policies, and evaluate policies and programs. In addition, the management team has held several strategic planning sessions to assess the current situation, identify major departmental problems, and develop new management strategies. The Management Team consists of:

- Commissioner
- Assistant Commissioner
- (4) Administrative Aides to Commissioner
- Public Relations Director
- Recreation Director
- Executive Secretary
- Chief Engineer
- Planning Director
- Maintenance Superintendent
- Personnel Director

Under the auspices of the current UPARR Planning Grant, the Management Team has begun working with an outside consultant to improve internal systems of the department. Once the new management strategies and systems are decided upon, the Management Team will continue to function as the planning group for the department. Long range planning and evaluation sessions will occur every six months, while shorter range issues will be handled at the regular weekly Management Team meetings. Evaluation of the RAP will occur during the long-range sessions.

Although coordination among City agencies occurs via several mechanisms (as described on pages 1-12,13 and 1-24 thru 1-27), there is no permanent coordinating group among public and private recreation groups. The Recreation Planning Committee which met this spring was a first effort to coordinate the funding and delivery of public and non-profit recreation programs. We hope to finalize this group as an advisory board to the department, particularly as we undertake a marketing analysis for recreation.

Another area the Management Team needs to address is how well we communicate with citizen groups and other agencies who offer to work with us. Policies and lines of communication are unclear in certain circumstances, and even when our own staff understand and follow procedures they may not be articulated effectively to volunteers or collaborators. In areas where we frequently work with others, such as tree planting, community clean ups, and community park maintenance, written policies might improve our community relations.

One of the major, pervading issues in the Parks and Recreation Department is the lack of intergrated data based systems. Internal decisionmaking, planning management and coordination, and external relations could be greatly improved

if we had access to meaningful data. With greatly reduced resources, it is urgent that we improve the way we evaluate programs and methods to determine the most cost-effective way to manage.

Staffing

The Parks and Recreation Department is a civil service department represented by two local union affiliates of national organizations: AFSCME 285 and SEIU. All positions are classified within the state's civil services system and personnel are referred through the City's Personnel Office for all hiring. Staff are divided among four divisions: Administration, Engineering, Maintenance, and Recreation.

Impact of Propositions 2½

Proposition 2-½ has had a major impact on the staffing levels of the Parks and Recreation Department. In 1980, between 550 and 600 people were employed by the department, of which approximately 303 were permanent civil service positions. The remaining 250-300 positions were filled on a seasonal basis from the City's Personnel Department. In addition, the department employed approximately fifty (50) CETA participants and sponsored CETA Title VI participants in special projects such as the Franklin Park Reclamation Project which employed one hundred (100) skilled and unskilled laborers in a variety of jobs.

Layoffs began in the spring of 1981. Before any departmental staff were laid off, all remaining CETA personnel had to be terminated. Two complete divisions were eliminated, the aquatics division and the tree division. In other divisions all temporary personnel were laid off before permanent staff were in each job classification, and layoffs of permanent staff were determined by seniority. A comparison of 1980 and 1982 staff levels follows. The 1982 figures include recent additions of seasonal personnel hired just for the summer.

	<u>1980</u>	
<u>DIVISION</u>	<u>PERMANENT</u>	<u>TEMPORARY</u>
Administration	15	4
Engineering	13	1
Maintenance	260	75
Recreation	28	150

	<u>1982</u>	
<u>DIVISION</u>	<u>PERMANENT</u>	<u>TEMPORARY</u>
Administration	20	
Engineering	13	
Maintenance	159	30
Recreation	29	3

The Parks Department is organized into four major divisions:

- a) Administration Division - Includes the Commissioner and his aides, the Assistant Commissioner, and the fiscal and personnel administration staff.
- b) Recreation Division - Includes a director, recreation supervisors, instructors, and seniors coordinators and the schedulers for the various leagues.
- c) Engineering Division - Includes Chief Engineer, other engineers and support staff. Since most city-financed capital improvement projects have ceased, the division is currently updating the parks listings and maps in the city registry. This division also works closely with the maintenance division and prepares new proposals for non-city funding.
- d) Maintenance Division - The Maintenance Division consists of two regions plus the Emerald Necklace and four sub-divisions, cemetery, trades, horticulture and automotive. A general superintendent directs the division's operations from a central headquarters at Franklin Park. The Franklin Park Service yard also houses the following trade shops: carpentry, electrical, masonry, plumbing, auto mechanics, welding, painting and equipment mechanics. The personnel make up of the Maintenance Division is comprised of permanent positions, all of which are filled from the Civil Service System. Six-week emergency employees have also been hired this spring to prepare the fields and cemeteries for the summer. At present, there are 159 permanent employees with the Maintenance Division.

Analysis

The morale of the staff who remain with the department is currently very low. Although work performance has been more than acceptable for the past year, staff are motivated more from fear and insecurity about their jobs than anything else. Once our budget situation for the coming fiscal year is known, we anticipate that we can reassure staff that no more lay-offs will be necessary for the near future.

Unfortunately, there are many organizational constraints that limit our ability to offer rewards for performance. Also, there are not many opportunities for advancement within the department. The Department needs to develop some strategies to develop new, constructive incentives for optimal performance from our workers.

Also affecting the morale of our workers is our new emphasis on community partnerships and citizen involvement. Their fear is that they will no longer be necessary if citizens start managing their parks and community agencies run programs in our buildings. We are convinced, however, that community involvement will extend services, not replace them, and build a stronger constituency for city support of the department. The management of the department now needs to communicate more effectively with the staff what its new goals and strategies are and enlist their support.

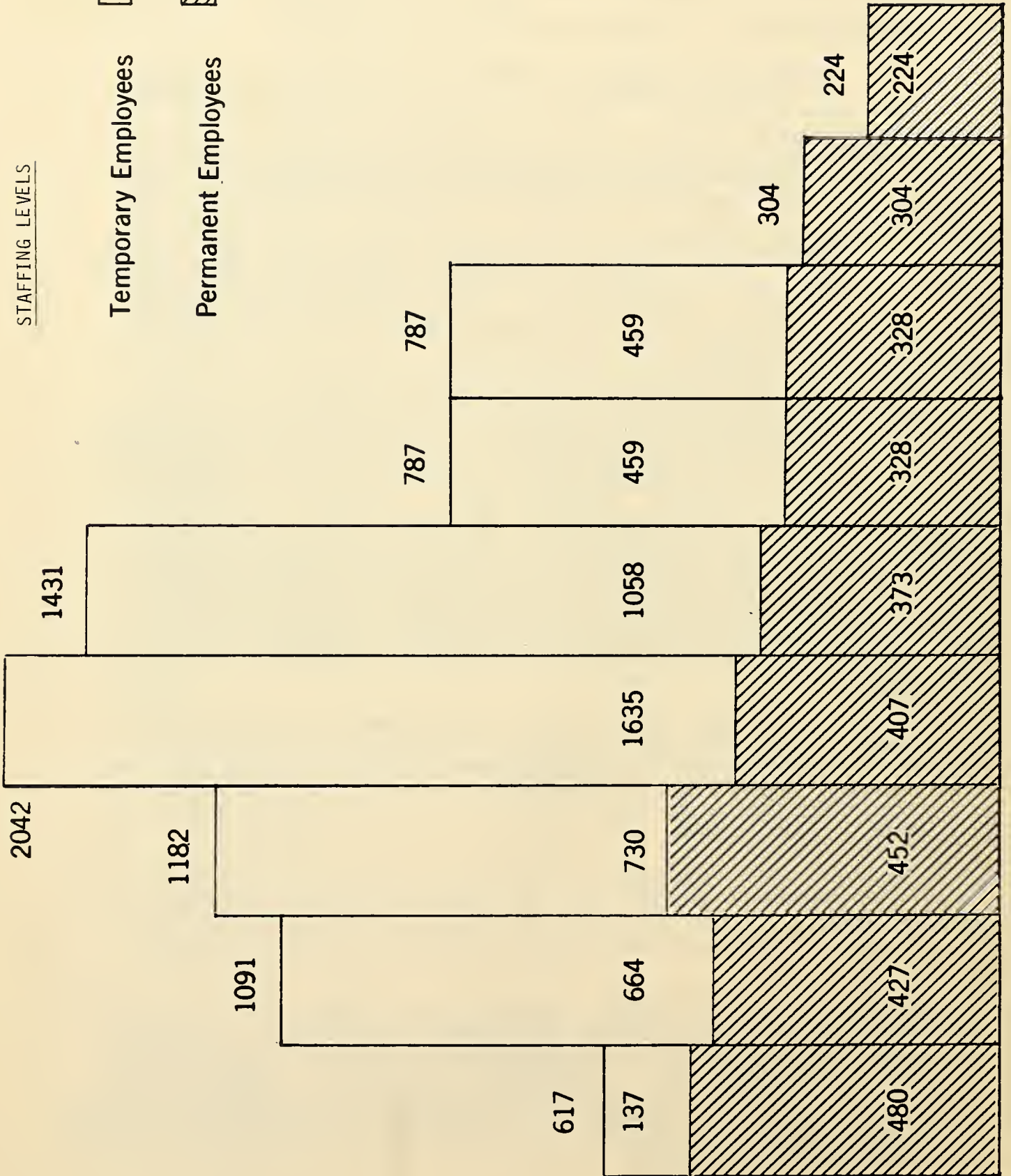
STAFFING LEVELS



Temporary Employees



Permanent Employees



Parks & Recreation Commission
(7 Members)

Commissioner
Parks & Recreation

Assistant Commissioner

Administrative Div.

Executive Secretary

Personnel

Accounting

Recreation Div.

Director of
Recreation

Rec. Supervisors

Rec.
Instructors

Seniors
Coordinators

Maintenance Div.

Gen. Superintendent

Superintendent

Trades

Foremen

Cemetery

Labor Force

Horticulture

Automotive

Design &
Construction Div.

Chief Engineer

Principal Engineer

Planning

Records

Absenteeism is also significantly above the city's average rate in our maintenance division. Some maintenance workers used to depend on regular overtime work to supplement their low salaries; overtime is no longer utilized except in rare instances. Many workers have accumulated an extensive amount of sick time and are using it now, possibly because they have taken second jobs to compensate for the loss of overtime. The result is that the number of laborers working each day varies greatly, complicating the work scheduling function.

The age of permanent staff is another serious issue in both the Maintenance and Recreation Divisions. With the average age of the permanent maintenance staff being over 50 years, many of the positions are presently filled by persons who cannot physically perform the responsibilities of the position. Many of the permanent maintenance staff are nearing retirement age and are not best suited to physical labor. In addition to the safety questions associated with many of the maintenance positions, for many of the maintenance personnel, retirement is a few short years away. An imbalance exists between personnel nearing retirement and those just beginning in the department, which tends to affect the productivity of the division. This concern is complicated by the inability of the City to match or better the lucrative salaries being offered to many of the disciplines utilized by the Parks Department. This is especially true for the tradesmen such as plumbers, electricians, carpenters, welders and mechanics. Therefore, the problems that arose out of utilizing an existing staff that is over fifty years old in average age cannot be solved by hiring younger personnel, for those qualified for work are often demanding much higher salaries than can be paid by the City.

In Recreation, few permanent instructor positions remain. For both divisions, in the future the Parks and Recreation Department will not replace permanent direct service positions. Instead, seasonal employees will be hired as resources become available, and contracted services will replace the personnel in specialized skills functions.

As the department also develops new partnerships and experiments with contracted services in new areas, it is likely that the overall role of the department will shift more and more to indirect services, systems management, and technical assistance. This new role will require staff with different skills - contract management, community relations, computer operations, program evaluation. Permanent staff with the ability to be retrained should be, and any new hiring should involve recruitment for people with such expertise.

Contracted Services

Before Propositions 2½, the Parks and Recreation Department designated approximately ten percent (10%) of its annual operating budget as Service Contracts awarded to private contractors for maintenance of a highly technical nature. Traditionally, service contracts have been awarded in the areas of vehicle repair, electrical repair, plumbing, heating-ventilating and air conditioning, carpentry, masonry, and welding. In addition, service contracts are awarded in the technical areas such as tire and window repairs.

In addition to the annual award of service contracts, the department budget has two accounts which can be drawn upon to hire outside contractors and consultants to perform work associated with "improvements to structures" and "improvements to land and non-structures." These items used to represent about six per-

cent (6%) of the annual total Parks Department budget, or approximately \$500,000.00, and are utilized in emergency situations of for necessary maintenance chores not completed by in-house forces.

Finally, the most common utilization of outside consultants for the delivery of recreational services to the communities is in the execution of the Capitol Improvements Program. Professional designers (engineers, landscape architects, architects and surveyors) are utilized to prepare design plans and contract documents for bidding purposes. Outside contractors are utilized to construct capitol improvement projects based upon a competitive public bidding process.

Impact of Proposition 2½

The Capitol Improvements Program has been halted indefinitely because of Proposition 2½. If and when funding is restored for capital improvements, outside contractors will be utilized. During 1981, 15% of the Parks and Recreation Department's operating budget was appropriated for service contracts, and 6% was appropriated for improvements.

The increased use of contracted services in both traditional and non-traditional areas is a major strategy of the Parks and Recreation Department's five-year plan, and this strategy is a direct result of Proposition 2½. The Department has been moving in the direction of utilizing contracts for special services and phasing out the specialized maintenance divisions as attrition occurred. Proposition 2½ thus hastened that process somewhat, although the loss in personnel was not compensated by an increase in contracted services. Assuming that the present level of service is untenable, resources will have to be made available either through the public or private sector eventually. As resources become available to the Parks Department, the priority will be given to either contracting for services or for leveraging additional resources (through new partnerships for instance).

As new modes of contracts for services are attempted, we will need to compare the costs/benefits to our more traditional approaches.

ADMINISTRATION AND ORGANIZATION/POLICY DEVELOPMENT AND PLANNING

Conclusions	Implications	Strategies
<p>No permanent mechanism exists for coordinating public and private recreation service delivery.</p>	<p>Duplication of services, perpetuation of service gaps, and other related problems such as poor security, vandalism, deferred maintenance.</p>	<p>Develop a Public/Private Advisory Board to work with Planning Director; advise Commissioner.</p>
<p>Policies for citizen involvement; collaborative programs not clearly articulated.</p>	<p>Negative public relations; unrealistic expectations of the department.</p>	<p>Clarify and formalize lines of communication, or develop new systems, and formulate written policies.</p>
<p>Lack of data to measure specific costs and program and service results.</p>	<p>Decision-making could be improved; implications of fiscal and other decisions outside control of the department are not articulated well.</p>	<p>Develop data-base systems for financial management; develop planning studies for data-base systems in other areas.</p>

ADMINISTRATION AND ORGANIZATION/STAFFING

Conclusions	Implications	Strategies
<p>Morale is low.</p>	<p>Productivity could be better.</p>	<p>Improve internal communications and recognition of good performance.</p>
<p>Absenteeism is significantly above the city average rate in the maintenance division.</p>	<p>Absenteeism is a factor in maintenance scheduling problems.</p>	<p>Track absenteeism and follow disciplinary code of action for habitual absentees.</p>
<p>Younger staff perform most of the direct services in the maintenance and recreational divisions better than older staff.</p>	<p>Additional permanent staff for the recreation and maintenance divisions will not be hired; younger seasonal workers are more appropriate.</p>	<p>Negotiate budget allocation for temporary appointment slots with Budget Office for recreation and maintenance divisions.</p>
<p>New emphasis on partnerships and contractual services will require new staff needs.</p>	<p>Need contract managers, technical assistance providers, data systems operators.</p>	<p>Develop staff training opportunities for selected permanent staff.</p>

ADMINISTRATION AND ORGANIZATION/CONTRACTED SERVICES

Conclusions

Contracted services may be a more cost - effective way of managing certain functions and programs of the department.

Implications

Department should contract for services where it is cost effective.

Strategies

Pilot and evaluate contracted services in a variety of maintenance and re-creation areas.

MAINTENANCE

Description

The mission of the Parks and Recreation Department includes the maintenance of the city's historic and active cemeteries, parks, playgrounds, and public squares; eight recreation centers, seven pools, two golf courses and 125,000 trees. Responsibilities for maintenance are divided between the Maintenance Division and the Engineering Division, which manages the contracts for maintenance services.

Maintenance Division

The Maintenance Division includes the following four subdivisions:

- Cemetery Division: The cemetery division is financed separately from the Parks and Recreation Department and it is entirely self-supporting through revenues generated from burials and a cemetery trust fund. The division includes a General Superintendent who reports to the Parks and Recreation Maintenance Director, and its own administrative and direct service staff.
- Trades Division: The Trades Division includes craftsmen such as plumbers, carpenters, electricians, painters, and machinists.
- Horticultural Division: Although the Horticulture Division used to operate 15 greenhouses in Boston, there are now only six greenhouses in operation. Many of the plants in public gardens are now being imported from places with warmer climates.
- Automotive Division: The automotive division maintains a fleet of 5 five-ton trucks, 10 crew cabs, 10 pick-up trucks, 5 service vehicles, a 10-ton crane, 7 small trailers, and various other snow removal and grass cutting equipment.

The other 110 maintenance laborers are assigned to one of three regional crews. Each regional crew has a foreman; however only one of the three foremen is currently on active duty. The Superintendent supervises and schedules the maintenance laborers, reporting to the Maintenance Director. In addition to the staff resources, contracts for services are utilized for the following:

- Fence repairs
- Seeding, sodding, fertilizing, weeding
- Waterline repairs
- Repairs to benches
- Walkways
- Drinking fountains installation and repairs
- Building repairs
- Painting
- Auto maintenance
- Machine repairs

Vehicle Acquisition and Preventative Maintenance

In June, 1976 an analytical research study was conducted by the Office of Management and Budget that considered the repair vs. replace decision, as well as the cost of new equipment and the types needed. The purpose of the study was threefold:

1. To develop a better maintained and managed vehicle fleet, in which inventory is appropriate to workload.
2. To design and implement a vehicle acquisition policy, coupled with a multi-year depreciation policy.
3. To design and implement a complete preventive maintenance system, that will reduce vehicle "down-time" to under 10% (ten percent).

As a result of the study, \$500,000 worth of new equipment was purchased. Recently, all equipment was placed on a preventive maintenance schedule.

Although we have fallen behind the schedule somewhat, we have requested what we need for the FY 82/83 budget.

Scheduling

Maintenance crews gather each morning at one of three sites, the Franklin Park yard, the Back Bay annex and the Boston Common. All field houses have been closed. The crews are met by supervisors who have the daily work orders. Under ideal conditions, the crews perform maintenance chores on a schedule, developed over the last year, which takes into consideration the physical characteristics of each park. However, schedules are currently difficult to adhere to due to the many non-scheduled situations that develop and the lack of staff to respond to these needs. Those tasks which are on a schedule are trash collection, grass cutting, and ballfield preparation. Because of staff reductions, the intervals between scheduled maintenance must be longer than the fields demand. Watering is no longer performed in any park lands due to budget limitations.

Tradeswork is scheduled on a recurring schedule. The time interval for this schedule is a function of the total inventory to be maintained, and the staff available for the work. Inputs are also made from site inspections and reports from the recreation facility managers.

Work that our current staff and equipment cannot handle is referred to the contractors via the Engineering Division.

Tree Maintenance

The Tree Division has been disbanded as a result of budget reductions due to Proposition 2½. All tree work is now performed through contracts. Tree contracts cover the following areas: tree removal, stumping, trimming/pruning, and spraying. The services provided by the contracts were used on an emergency basis first due to budget limitations this year; however we have recently begun taking preventative maintenance measures. We no longer purchase trees for planting; however we do plant trees that are purchased privately and this practice has proven very successful.

Impact of Proposition 2½

The Maintenance Division was reduced from 304 positions to 159 positions (not including the Cemetary Division which was unaffected), a reduction of nearly 50%. The breakdown among divisions is as follows:

Division	1980	1981	R.I.F.	%R.I.F.
Horticulture	24	15	9	38%
Automotive	10	8	2	20%
Trades	34	22	12	35%
General	222	114	108	49%
Tree	14	0	14	100%

In addition, 35 CETA employees were laid off in the Maintenance Division.

The average age of remaining personnel in the division is 54 years. The average rate of absenteeism for FY 81/82 was 11% in the Maintenance Division, which compares to the City average of 8%.

Employee morale is particularly low in the Maintenance Division because overtime has been severely restricted. Salaries of laborers are very low with the average being \$11,500 annually.

The entire tree division was eliminated and purchase of trees has been discontinued. Maintenance of trees is handled by a private contractor and as a result the backlog on tree work has improved.

After extensive analysis of Park Department records, it was decided that a Wednesday-Sunday shift in the Maintenance Division would increase maintenance services, and more closely align the provision of park maintenance service with the use of parks. The shift change was planned to be a seasonal operation and during the winter months the Division reverted back to its Monday-Friday work week. With the assistance of the Office of Management and Budget and the Office of Labor Relations, the department had successfully implemented a Tuesday-Saturday shift and Wednesday-Sunday shift in the Maintenance Division.

Unfortunately past and current records do not exist to provide data for a quantitative analysis of the impact of Proposition 2½ on maintenance services. It is evident that maintenance is occurring less frequently, and the number of citizen requests and complaints has increased. As a result the regular maintenance schedule is frequently revised and slowed down to respond to complaints.

Analysis

Although current systems coordinate intra-departmental matters reasonably well, there is a general lack of formal, written records that impedes planning, long-term scheduling, and management decision-making. The Administrative Division does not receive any written records on what the Maintenance Division does-- there is no written record to refer to to assess what the impact of Proposition 2½ has been on maintenance services.

Improved records, data, and information are currently needed in the area of maintenance management, and the scheduling system should include more regular

inputs from the recreation division. Data collection and intra-departmental communication systems need to be examined particularly as they relate to the maintenance division. The handling of permits, vendor permits, special maintenance requests, & special events needs to be systematically integrated with the Maintenance Division scheduling process, and follow-up reports should be communicated back to the origin of the requests. A reporting system should be developed to keep management informed of progress on backlogs and annual schedules.

Several years ago, the planning staff attempted to institute a system for work-load/cost-tracking in the Maintenance Division. The system was not successful because it relied on excessive paperwork from the laborers who were unaccustomed to doing any paperwork. Unfortunately, there are still no cost breakdowns on maintenance tasks which can be utilized in budget negotiations or collaborative arrangements, ie. individual park or building maintenance costs are guesses rather than estimates based on calculations from standardized tasks. The implications of reductions of funds in line items of the department's budget are thus difficult to translate into impacts on services. Citizens and decision makers might be less inclined to reduce our revenues if they knew that it would mean their recreation building or park would not be maintained.

These facility maintenance breakdowns could also aid the Maintenance Division in scheduling and staff management. The reduction in force has made the scheduling process extremely difficult. Beginning in July, 1982, a small new division will be assigned to handle emergency requests so that the regular schedule will not be disturbed.

The age and absenteeism rate of permanent maintenance personnel are serious problems. Many maintenance tasks require physical health, strength and good coordination and older staff cannot perform the responsibilities of their positions. The current level of permanent employees is sufficient to perform the regular year-round workload with some flexibility to utilize contracted services. Contracted services may be a more cost-effective way of providing many of the maintenance functions, and trial contracts could aid us in weighing the various alternatives. For the foreseeable future, permanent personnel positions will not be replaced as attrition occurs. Those savings should be transferred to contracted services.

The current level of city support is not sufficient however for high peak seasons. It is unlikely that the City revenues will ever reach past levels, therefore we should seek out community resources to work with. For instance, our forestry program now has a private sector component-- new trees are purchased by citizens or private donors. We need to develop a marketing strategy for this program, however, to ensure that trees are replaced.

It is only in this past year that legislators, government and business officials, and the media have begun hearing from citizens and community organizations about such quality of life issues as the environment, open space, and recreation. More significantly, citizens have not simply raised the issue but gotten involved in solving the problem. By asserting some ownership in and responsibility for a community facility or park, they have ensured that many parks and buildings are in better condition than when there were far more dollars for maintenance and programs. The role for the city staff becomes critical to the success of such situations, but now staff are there to provide technical assistance, coordin-

ation, equipment, and non-routine maintenance rather than direct service. Other staff are freed from light maintenance tasks to perform other maintenance functions which require more sophisticated equipment. And the general public and community attitudes may change as community residents are seen by their neighbors cleaning up a park that they have used.

Littering and vandalism continue to be major problems in many of our buildings. Although we continue to use the very limited capital resources we have for preventive maintenance, and provide routine maintenance as much as possible, we cannot solve these problems alone. Even if we had all of the resources we wanted, litter and vandalism would remain as constant problems as long as the local community assumes that it is a city responsible to clean up and repair facilities over and over again. We must address the issue of public attitudes regarding litter and vandalism, and develop strategies, perhaps in concert with the Police Department, to prevent further problems.

MAINTENANCE

Strategies

Implications

Conclusions

<p>Current data and management system for maintenance needs improvement - a new Maintenance Management Plan is needed.</p>	<p>With a better system, efficiency will improve and data will aid in decisionmaking, fundraising and joint ventures.</p>	<p>Develop UPARR proposal for a Manintenance Management Study and Plan.</p>
<p>Emergency requests disrupt regularly scheduled maintenance work.</p>	<p>Facilities maintenance work does not occur as frequently or as regularly as needed.</p>	<p>Establish a separate crew to respond to special requests.</p>
<p>Staffing issues present major problems delivering maintenance services.</p>	<p>Contracts for services may be a more effective means of managing maintenance. Need to develop cost/benefit approach.</p>	<p>Expand contracting in maintenance functions and compare results to traditional approach.</p>
<p>As attrition occurs in the maintenance division, positions will not be replaced.</p>	<p>Need for contracts for services will gradually increased.</p>	<p>Request necessary funds for contracts in City budget.</p>
<p>Current level of City support is inadequate for high park seasons</p>	<p>Seasonal workers should be hired as workload demands.</p>	<p>Request more funds for seasonal workers.</p>
<p>Other resources can be targeted expand services.</p>	<p>Citizen involvement, volunteers, private sector involvement and support should be sought out.</p>	<p>Develop new partnerships and provide support for volunteers and community involvement.</p>
<p>Need to formalize forestry program.</p>	<p>Promotion of tree planting should be targeted to areas of need.</p>	<p>Develop materials and plan for private involvement.</p>
<p>Public attitude about littering and vandalism contributes to our maintenance problems</p>	<p>Need to change public's attitude from apathy to awareness and involvement.</p>	<p>Develop strategies with the Police Department, including a public relations strategy.</p>

PUBLIC RELATIONS

Current Practices

The public relations staff presently consists of one full-time public relations staff person and the part-time use of a graphics person. Periodically this small staff is supplemented by work-study students, interns and student volunteers. News and calendar releases are sent on a regular basis to forty (40) daily and weekly newspapers. Public Service Announcements are sent on an activity basis to all major radio and television stations. Flyers printed in-house, are distributed on individual events to the Department's recreation centers. News advisories are sent and follow-up calls made for all newsworthy events. The media is contacted by letter, phone and in person for feature stories on parks and recreation issues and activities. The public relations staff person also compiles a monthly newsletter which is distributed at City Hall, listing current parks-related events. Photo releases are also sent to daily and weekly newspapers after parks and recreation events.

Impact of Proposition 2½

Proposition 2½ has served to increase the demands for public relations services while eliminating the budget for public relations materials and activities. There are no longer any funds available for brochures, promotional materials, logos, etc. And at a time when the Parks and Recreation Department is providing less direct service but more joint ventures the need for promotional and informational material has increased. As the Department works collaboratively with community organizations, these organizations require a large amount of technical assistance from the public relations staff person. This technical assistance is also often an incentive to community groups to work with the Department in recreation and parks activities. Because of the decrease in direct services and the increase in collaborative ventures, it has become difficult to develop long-range public relations strategies. Without the financial capacity to plan and carry out a full yearly calendar of direct services, the Parks and Recreation Department must develop and take advantage of collaborative efforts as they arise and public relations must respond as these ventures which are often not the result of long-term planning.

Public relations materials have also taken on a new audience, that of the private philanthropic and business sectors. Material must be developed to address the needs and concerns of this audience of potential funders. There is a need for fund-raising materials which speak to the several levels of potential private support. Fundraising spans the range of private philanthropic individual donors and foundations to business concerns interested in advertising products.

The amount of collaboration in parks and recreation activities, which could include the Department, community organizations, private donors and corporate sponsors, requires a high level of coordination of public relations strategies. With cooperative ventures a necessity, the Department must develop a sophisticated and adequately supplied public relations capacity. The public relations function benefits not only the Department but community and corporate collaboration and will serve to stimulate more and new partnerships.

Analysis

The changing role of the Parks and Recreation Department in light of Proposition 2½ necessitates an education of the citizenry and business community to the capacities, restrictions and new opportunities in the Department. This informational process is in a large part a public relations function and must address not only an audience of users but also an audience of potential collaborators, donors and sponsors. A diverse range of material and skills is needed. Concurrent with this information process is the on-going need for publicity for both direct service and collaborative activities. The demand for this broad range of public relations services requires many varied strategies and funding, both public and private, to implement these strategies.

Conclusions

By virtue of the need for public education on the changing role of the Parks and Recreations Department and the need for material geared to private sector funders, public relations will become increasingly important in the Department.

Implications

Funding for public relations should be increased.

Strategies

Include public relations budget section in Department budget request.

Seek private support for public relations materials, through in kind contributions.

PUBLIC RELATIONS

Conclusions

Despite budget reductions, recreation activities provided either directly by the Parks and Recreation Department or in partnership with community organizations or business require well-planned publicity.

Implications

There is a need for cost-effective promotional tools.

Strategies

Develop a media-promotional strategies calendar.

Continue to expand file on sources of no-cost promotional outlets.

Develop "pro-bono" design and copy work from advertising agencies.

Seek donations of services for printing and production of promotional materials.

Conclusions

There is a need for the development of alternative funding sources, including philanthropy and sponsorship.

Implications

Increased demand for public relations strategies and material geared to the private foundation and business sectors.

Strategies

Publish an annual report.

Develop material explaining potential for private sector involvement in parks and recreation.

Offer co-sponsorship status to business for print and visual media coverage.
Offer co-sponsorship status to business for print and visual media coverage.

Offer opportunities for distribution of advertising materials through team shirts, equipment, etc.

Develop a slide show with variations for presentations to various types of potential private sector collaborators.

PUBLIC RELATIONS

Conclusions

In light of Proposition 2½ reductions, the Parks and Recreation Department is providing fewer direct services.

Implications

Although public demand for recreation services has remained consistent, the Parks Department is less able to meet those demands in the same way, and therefore there is an increased need to inform the public of the changing role of the Department.

Strategies

Develop materials, brochures and the like, to explain the new role for the community in parks and recreation provision.

Develop a comprehensive citywide recreation guide, including city, state, county and private recreation providers.

Provide material and training to staff to increase their capacity as recreation resources for the community.

Increase community awareness of the public relations technical assistance available to agencies collaborating with the Parks Department.

Expand monthly newsletter to include community organizations.

Develop a process for swift handling of complaints.

Develop media campaigns to address litter, vandalism, historical respect of parks, etc.

G. CONCLUSION

As the first year of Proposition 2½'s implementation draws to a close, its ramifications are understood by few. Certainly there has been a significant decline in city services in Boston. The number of police and fire stations has been reduced and there are fewer police to patrol the streets. The Boston Globe has run a series of "then and now" pictures of city streets where litter seems to have gotten the upper hand. The City initially took more drastic steps, closing more stations and laying off more workers, and the public responded primarily to the police and fire safety issues. Much skepticism was heard about the city's financial plight, and many people continue to assert that public officials are using Proposition 2½ as a scapegoat.

The Parks and Recreation Department responded with a variety of management initiatives, and despite the fact that it was cutback as much as or more than other departments, it was rated as having the best performance of a department and department head among all city agencies by the Mayor's Office. The measurements included ratings from a residents' phone survey showing a significant improvement in the public's perception of parks services over a year, despite the cutbacks! We attribute the improvement to some management personnel changes, a switch to contracted tree maintenance, and the linkages we have been able to make with other community, business, and volunteer groups.

Despite the encouraging improvement in the public's view, the department faces some very serious management problems. With the City now severely limited in its ability to raise revenues through taxes as a result of the local reform measure, Proposition 2½, the old ways of providing recreation services are no longer viable and new strategies are called for. Public resources including municipal, state and federal, are becoming increasingly reduced and it is crucial that the city look to the private sector for collaborations. The Boston Parks and Recreation Department is changed with the responsibility of maintaining a physical plant which expanded broadly in an era of large public resources. How do we maintain that extensive system of parks and recreation facilities when those public resources are severely limited? The public has come to expect a great range of recreation activities provided at no cost beyond their tax dollars. How can we provide the range of recreation activities without broad tax support? The Parks and Recreation Department needs collaborators and partners from the community and private sector. In seeking new partners, the Department must examine its remaining resources and develop ways to make optimal use of these resources. Public/private partnerships include leasing Department facilities to community organizations, management and maintenance of parks in neighborhoods and business districts by abutters, civic or trade organizations, foundation philanthropy, corporate giving, business sponsorship and many other possibilities. New ways of managing Department resources must also be explored, such as contracting for services and developing data-based management systems.

As the city agency specifically charged with safeguarding the public's access to open space and recreational facilities in Boston, we can not abandon that responsibility. Instead we must take a stronger role in coordinating the resources and providers that exist in the whole system. By strengthening the departments management capacities, and working with other recreation constituents, we will strengthen the system and make a contribution for more significant than our direct service contribution. Perhaps we will then have the support needed to finance a comprehensive rehabilitation and capital improvement program once again.

PART II
ACTION PLAN



II. RECOVERY ACTION PLAN

A. Five Year Goals, Objectives and Strategies

Functioning under the fiscal constraints of Proposition 2½ has forced the Parks and Recreation Department to re-evaluate plans for physical development and to focus on the management strategies for maintaining services. The five-year goals and objective reflect this strategy by concentrating on maintaining services with good management and leveraging more resources. The long-range goals reflect the physical development that would result from an improved financial situation.

As we begin to work more collaboratively with other recreation providers, and seek out active citizen involvement over the next five years, perhaps the constituency for accessible recreation will be strong enough to demand the resources to reinstitute the Capital Improvement Program for Recreation.

Five-Year Goals and Objectives

- I. To develop increased community involvement in the provision of recreation opportunities to Boston residents
 - through outreach to private non-profit organizations involved in recreational services.
 - through outreach to neighborhood associations.
 - by developing public/private partnerships.
- II. To develop new resources and collaborations for recreational purposes
 - through collaborations with other recreation providers.
 - through collaborations with other City institutions such as universities, businesses, churches.
 - through collaborations with conservation, environmental, historical, and other parks and recreation interest groups.
 - through development of more private support for public recreational opportunities and open space.
- III. To improve the image of the Parks and Recreation Department and foster better understanding from the general public, the private giving community, and other potential collaborators
 - by targeting resources to priority community needs.
 - through publication of an annual report and other informational materials.
 - through increased community involvement in planning and delivery of services and programs.
 - through department wide efforts to improve relations with the public through more efficient handling of complaints and wider distribution of Parks and Recreation information.

- IV. To improve the over-all maintenance of Parks and Recreation facilities
- by developing a more sophisticated maintenance management system.
 - by hiring seasonal workers for peak seasons.
 - by contracting for specialized services.
 - by encouraging more community involvement in maintenance issues through increased cooperation.
 - by developing an innovative UPARR proposal to make federal funds available for new community maintenance projects.
- V. To meet the demand for recreational services despite a reduction in public funding
- by documenting the need through a marketing analysis.
 - by developing a variety of approaches to service delivery with private and non-profit collaborations.
 - by improving the cost-effectiveness of current services.
 - by developing a cost/benefit approach for evaluating current programs and new approaches and for strengthening the case for adequate city services.
- VI. To reduce vandalism and littering in public places
- by stimulating active community involvement in keeping public parks and facilities clean through volunteer neighborhood clean up efforts.
 - by maintaining maximum maintenance possible with limited resources.
 - by requiring deposits for clean up from groups sponsoring major events in public places.

MAJOR FIVE-YEAR STRATEGIES

A. MARKETING ANALYSIS

A marketing analysis will be conducted during 1982 under the auspices of a planning grant from the Urban Parks and Recreation Recovery Program. The analysis will involve the entire department in an effort to re-examine community needs, and how we can effectively meet them. The purposes of the marketing analysis are:

- To target available resources more effectively.
- To establish a dialogue among city agencies, other community recreation providers, civic associations, and recreation sponsors.
- To document the overall need (of lack thereof) of recreation programming for the general public.
- To develop a city-wide recreation directory.

The marketing analysis will occur in the following stages:

1. Formation of Advisory Board

The Commissioner of the Parks and Recreation Department will invite a variety of experts to advise the project director on the design and implementation of the marketing analysis. Members will be recruited primarily from the Boston Summer Recreation Planning Committee, which was formed this year under the auspices of the United Community Planning Corporation to plan the public/private summer recreation programs. The Summer Recreation Planning Committee includes representatives from:

- The Boston Private Industry Council
- The First National Bank of Boston
- Associated Grantmakers of Massachusetts
- The Boston Committee
- Federated Dorchester Neighborhood Houses
- Boston Community Schools
- The Boston School Committee
- The Charlestown Board of Trade
- The Boys Clubs of Boston
- Boston YMCA
- The North Bennett Street Industrial Union
- Action for Boston Community Development

In addition, a representative will be invited from Boston's Commission on the Elderly to speak to the needs of the elderly.

The Parks Department will seek the board's advice in the type and design of instruments used to survey users and providers, in the analysis of results and targeting of resources, and in evaluating the results of the strategy.

2. Internal Audit

The Parks and Recreation Department is currently undergoing an "internal audit" or assessment of current operations and how well they fulfill the mission of the department. This is a critical stage for the development of the marketing analysis, for although the mission of the department has not changed, the circumstances in the past year have resulted in major and rapid changes in operations. Adaptations have been made to maximize services and expediency has reigned over process in the past year. It is now time to look more systematically at our mission and objectives, and assess whether the change in resources for the department necessitates a redefinition of our goals and our role.

The internal audit will begin with the senior management team in a series of group sessions designed to develop a consensus on the major issues that need to be addressed. Division managers will also hold sessions with their staff supervisors, staff supervisors with their employees, and issues will then be fed back up through the ranks of the organization.

Particular emphasis will be placed on how well our current systems are set up to retrieve data for making better management decisions. Can we answer such questions as:

Who are our users? Have they changed since we began charging fees? Would they be willing to pay more for certain services? How did they learn about our program? What is their pattern and frequency of use? What reasons do people give for not using our facilities?

3. External Audit

The external audit will consist of a combination of efforts to develop a community needs assessment. Parks Department staff will collect updated literature and data on population characteristics, open space availability and recreation needs of the neighborhoods. Since the Mayor's Office of Survey Research is already conducting a residents survey on city parks and city services, those results will be used as part of our data base for the analysis. In addition we will conduct:

- 1) a survey of recreation providing agencies which will involve person-to-person interviews with executive directors and a tour of facilities. Forty agencies are targeted to be surveyed.
- 2) a resident phone survey, with an emphasis on active recreation facilities and programs, to be conducted with technical assistance from the Office of Survey Research.
- 3) a phone survey of neighborhood civic association presidents.
- 4) inventory of public and private facilities, indoor and outdoor.

4. Implementation

Once the data has been compiled and analyzed, the Parks Department will present the findings to the Advisory Board for comments. Resource allocations may be redirected and fees adjusted as necessary.

The internal audit may also result in some immediate organizational and management changes. Also, systems will be developed to measure the comparative benefits of contracting vs. direct services, collaborative efforts, leasing of facilities, technical assistance to voluntary efforts, etc.

We may also produce a city-wide directory of recreational services to be distributed through a variety of channels. The directory should help make the available services more accessible to those in need.

5. Evaluation

An evaluation process, to be undertaken on an annual basis by the department will also be designed. Evaluations should be done by Department staff, the Advisory Board, and program participants. Results will help the agency fine tune its operations and the services offered.

B. DEVELOPMENT OF PUBLIC/PRIVATE ADVISORY GROUP

To advise the Parks and Recreation Department on the design of its marketing analysis, a public/private advisory board will be developed. Although the board will initially be created to advise on the marketing analysis, we would like to continue working with its members for future planning efforts after completion of the marketing analysis. By bringing together a small group of community leaders from non-profits, civic and merchant associations, corporate and philanthropic organizations, and youth and elder advocates, we believe we can better stay in touch with the changing issues in our neighborhoods and the effectiveness of our collective responses. The marketing analysis should serve as a springboard for such ongoing dialogue, and hopefully the advisory board will move beyond the needs analysis state to become a locus generating creative, collective responses to new issues.

The Public/Private Advisory Board will be key in assisting the Parks and Recreation Department in determining how to meet several goals and objectives. The Board's advice will be sought in:

- the development of new resources and collaborations.
- increasing community involvement in providing recreational opportunities.
- developing other new approaches to meet the demand for services despite cutbacks in public funding.
- developing public information tools and public relations strategies to meet identified needs.

A proposal is also currently being developed for a two-year innovative grant that would also involve a public/private advisory group. If it is funded, the Parks Department will consult with its current advisory board. Most likely a sub-group will be established whose members have the time, interest and experience in developing a process for subgranting and evaluating community projects.

C. INTERNAL SYSTEMS IMPROVEMENTS

Since there has been tremendous organizational change in the past year since Proposition 2½ went into effect, there is currently a need to develop new communications systems within the department. The first part of the marketing analysis, which is being undertaken currently, is an internal examination of how well we are doing what we are doing. Starting up again, we have begun to evaluate how well we operate. Although we have managed to provide a remarkable number of services given the circumstances, there is no question that the past year has had a terrible effect on employee morale and security. There are real and unavoidable costs to morale that accompany a massive reduction in force that are beyond the control of the department. There are, however, some steps that can be taken to alleviate unnecessary anxiety, mistrust, and alienation. A major step is to open up channels of communication, dispelling rumors and responding to concerns where possible. Communications channels are unclear in many circumstances, and systems need to be developed to work out issues and improve operations. The Management Team has begun examining some of the communications issues with a consultant. Out of this process will come some short term solutions and some recommendations for a further planning study on integrated data-based management information systems.

D. NEW PARTNERSHIPS

The Parks Department is developing a wide range of alternative methods for delivering services by developing new partnerships with private non-profits, with philanthropic organizations, and with other governmental and community organization (See Section E, Program Concerns - Public/Private Initiatives). Although we have managed in this fashion to deliver many services that we would not have been able to otherwise, there are many management issues that need to be worked out in order to continue these partnerships. Such issues include:

- Who is ultimately accountable in a collaborative program that involves public resources?
- What forms of management controls can be designed to satisfy the needs of participating agencies?
- What processes for decision making should be used for resource allocation? For operational issues? For personnel issues?
- How do we evaluate services and ensure they are meeting community needs?
- How do we monitor what is happening?
- How do we resolve community disputes?
- How do we represent the various kinds of partnerships to the public?

- What are the benefits and drawbacks of each approach? If more public resources become available to the Parks Department in the future, do we expand partnerships or provide more direct services?
- How does the role of staff change as our methods of management change? How do we cope with these changes in a line department with a civil service system, strong unions, and many different political constituencies to satisfy, and yet still remain responsive to staff and organizational needs?

Many of the collaborations begun in Year I of Proposition 2½ will continue in 1982 with some adjustments, and the models will continue to be defined over time. We have also developed a proposal for an innovation UPARR grant to pilot some new forms of community partnerships and to develop formal systems and policies for similar ventures in the future. The proposal is for a two-year funding cycle of mini grants to community organizations interested in managing a city owned park or recreation facility. Federal funds will be used to match locally raised matches and to provide training in fundraising and community management to the proposal participants. As these experiments in partnerships are developed over several years, and the ramifications of each arrangement are better understood, the role of the Parks Department may be defined more clearly in terms of the direct service vs. leveraging services dynamic.

E. NEW REVENUE SOURCES

A major priority for the past year has been to create new revenue sources for operations. Prior to Proposition 2½, there were no fees that were charged for any programs and services of the department with the exception of the golf course fees. Since then, fees have been implemented for:

- night lighting for ball fields
- Camp Joy registration
- Tiny Tots
- pools
- golf (fees were increased)
- leisure programs

Fees for programs are generally well below fees charged by other non-profits and businesses. For individuals or families that cannot afford to pay the fees, waivers may be granted. Although in general the institution of fees has worked well, in some instances usage has dropped for uncertain reasons. One intended outcome of our marketing analysis will be a full picture of what other services are offered in the community, the going prices, and the level of demand for services so that we can adjust our fees more appropriately.

Other potential sources for revenues include a number of trust funds entrusted to the city over the years which have been under-utilized. For organizations requesting permits for major events, we are now requiring that they be responsible for clean-up, and that they guarantee it in the form of a clean-up deposit.

We are also experimenting with a variety of fundraising activities. Fundraising receptions and parties for specific programs have become the norm, and this year we are trying a series of fundraising carnivals in the neighborhoods. We are in the process of setting up a recreation trust fund for the city, and we will continue to seek new fundraising mechanisms in the future.

In addition, we will re-examine our policies on contracts to vendors. Until the new trust fund is developed, we may contract with a non-profit recreation organization (The Boys Clubs of Boston) to manage vendors in certain parks.

F. PUBLIC RELATIONS

Develop materials, brochures and the like to explain the new role for the community in parks and recreation provision: Materials to inform the parks and recreation users community to the changing role of the department, the limitations to direct service, the increase in technical assistance and the potential for many types of partnerships are needed to build new relationships which will ensure a viable future for the municipal Parks and Recreation system.

Publish an annual report. The Parks and Recreation Department is turning increasingly to new ways of generating revenue and leveraging resources. An Annual Report would serve to explicitly state the goals of the Department; to provide a public accounting for departmental revenues and expenses; to keep the general public informed about the agency; and to present an overview of the Department to new collaborators and funders.

Develop a media-promotional strategies calendar. Although public/private collaborations are often difficult to predict, a calendar of media-promotional strategies will aid in the maximal use of Department resources and the indication of the optimum use of pro-bono sources.

Increase financial support for public relations. Since the significance of public relations is increasing as the role of the Parks and Recreation Department changes, it is important that the Department designate specific funds for public relations use and also examine the staffing needs. A strategy for private sector donation of services and expertise will also be developed. Such a strategy will be aided by the development of a media calendar.

G. STAFFING STRATEGIES

As attrition occurs, the Parks Department will lose the permanent positions. For services which require specialized skills, contracts for services will be utilized where the department does not have the capacity to perform the function itself. Some experimentation will also occur with contracts for maintenance management of specific parks, regions, or buildings and the results will be measured against the results of traditional approaches. Hiring of seasonal workers in both the recreation and maintenance divisions will occur as the budget allows during peak seasons.

Since the prospects for future financial incentive to motivate workers are uncertain and not directly controllable by the Parks Department, we intend to develop, whenever possible, opportunities for staff development. An internal task force will be meeting soon to explore other methods of improving staff

morale, and we will examine ways of building staff development opportunities in our planning efforts.

Currently, the City's training reimbursement program is not operating and City departments are not budgeted for training. Our strategy will involve:

- Advocating a resumption of city support for job-related training
- Using available funds for staff retraining and upgrading rather than hiring personnel with special skills (e.g. to program and run computer once new information systems are designed).
- Developing new resources for training by working cooperatively with local educational institutions.

FIVE YEAR IMPLEMENTATION SCHEDULE

RECREATION SERVICES

Strategy	Who	Cost	When
Develop marketing analysis and strategy	Planning Staff, Recreation Division	\$120,000 (50% UPARR Planning Grant)	1982
Marketing implementation	Department-wide	-	1983
Develop new partnerships	Commissioner's Office, and various division	-	1982-1985
Develop Public/Private Advisory Board	Commissioner Planning Staff	-	Summer 1982

FINANCING

Strategy

Who

Cost

When

<p>Develop new revenue sources:</p> <ul style="list-style-type: none"> - Establish Parks and Recreation Trust Fund 	<p>Law Department Auditing Department, Administrative Division</p>	<p>-</p>	<p>By December 1982</p>
<ul style="list-style-type: none"> - Develop more fees for programs and services 	<p>Administrative Division, Recreation Division</p>	<p>-</p>	<p>1983</p>
<ul style="list-style-type: none"> - Research and solicit other foundation sources and fundraising techniques 	<p>Intergovernmental Relations Department</p>	<p>-</p>	<p>1982, 1983 Research 1983-1986 Solicit</p>
<ul style="list-style-type: none"> - Formulate new policy on vendor contracting 	<p>Parks Department, Boston Redevelopment Authority</p>	<p>-</p>	<p>1982</p>
<p>Improve budget presentation to decision-makers, funders and public with a program budget breakdown</p>	<p>Administrative Division, Planning Staff</p>	<p>\$4,000 (Computer and Software)</p>	<p>By February 1983</p>
<p>Develop marketing analysis with the objective of setting a target level of critical support needed to meet the demands for recreation</p>	<p>Planning Staff Recreation Division, Public/Private Advisory Board</p>	<p>\$120,000 (50% UPARR Planning Grant)</p>	<p>By December 1982</p>

Strategy	Who	Cost	When
Develop Public/Private Advisory Board.	Commissioner Planning Staff	\$500	1982
Improve communication systems and formulate policies.	Planning Staff Commissioner's Aides	0	1982, 1983
Develop data-base management system.	Consultants Management Team Planning Staff	Financial Management System: \$5000 (Current UPARR Planning Grant)	1982

ADMINISTRATION AND ORGANIZATION/STAFFING

Strategy

Strategy	Who	Cost	When
Improve internal communications between management and workers.	Management Team Planning Staff Consultant	\$2000 (UPARR Planning Grant)	1982, 1983
Track absenteeism and take administrative action with habitual absentees.	Personnel Staff Maintenance Director Commissioner's Aide	Not Applicable	1982
Negotiate budget appropriation for temporary appointment slots for seasonal workers with Budget Office.	Commissioner Executive Secretary	Not Applicable	1982
Develop staff training program for selected staff to develop new skills as the department's role changes.	Planning Staff Management Staff	Estimated \$5,000 - \$10,000	1982-1983

Strategy	Who	Cost	When
Pilot and evaluate contracted services in a variety of recreation and maintenance areas.	Recreation Division Engineering Division	Varies with project	1982-1983

MAINTENANCE

When

Cost

Who

Strategy

<p>Develop proposal for a Maintenance Management Plan study.</p>	<p>Planning staff, Engineering Division</p>	<p>-</p>	<p>Fall 1982</p>
<p>Establish a separate crew to respond to emergency and special requests for maintenance and repair services</p>	<p>Maintenance Division</p>	<p>\$75,000</p>	<p>July 1, 1982</p>
<p>Increase contracts for specialized services</p>	<p>Engineering Division</p>	<p>Transfer from personnel savings</p>	<p>1982-1986</p>
<p>Increase seasonal workers</p>	<p>Maintenance Division</p>	<p>\$30,000</p>	<p>1982-1986</p>
<p>Develop promotional plan for tree planting program.</p>	<p>Commissioner's Office Public Relations Director</p>	<p>-</p>	<p>1982</p>
<p>Develop strategies with Police Department to raise community awareness and involvement in litter and vandalism issues.</p>	<p>Commissioner's Office, Police Department</p>	<p>-</p>	<p>1983</p>

PUBLIC RELATIONS

Strategy	Who	Cost	When
Develop materials, brochures, etc. to explain the new role for the community in parks and recreation provisions.	Public Relations Commissioner BRA Graphics City Printing	_____	Fall '82
Develop a comprehensive citywide recreation guide including city, state, county and private recreation providers.	Public Relations Interns Private Collaborators (for production)	\$1,000 - \$5,000 printing	Fall/Winter '82
Provide material and training to staff to increase their capacity as recreation resources for the community.	Public Relations Recreation Personnel	_____	Spring '83
Increase community awareness of public relations technical assistance available to agencies collaborating with the Parks Department.	Public Relations Community Relations Commissioner	_____	Spring '83
Expand monthly newsletter to include community organizations.	Public Relations Community Relations Interns	\$2,000 mailing cost	Spring '83
Develop a process for expeditious handling of complaints.	Public Relations Commissioner Administration Recreation Maintenance	_____	Fall '82
Develop media campaigns to address litter, vandalism, historical significance of parks etc.	Public Relations Commissioner Private Collaborators	\$2,000 - \$15,000	Winter '83-'85

PUBLIC RELATIONS

Strategy	Who	Cost	When
Publish an annual report.	Public Relations Commissioner Administration Recreation Maintenance Graphics Designer	\$5,000 - \$15,000	Summer '83
Develop material explaining potential for private sector involvement.	Public Relations Commissioner Office of Intergovernmental Relations BRA Graphics Private Collaborators	\$1,000 - \$5,000	Fall '82-'85
Offer co-sponsorship status to business in parks and recreation activities.	Public Relations Commissioner Recreation Office of Intergovernmental Relations Private Collaborators	_____	Summer '82-'85
Develop a slide show with variations for presentations to various types of potential private sector collaborators.	Public Relations Commissioner Private Collaborators	\$1,000 - \$10,000	Spring '83

Strategy	Who	Cost	When
Develop a media-promotional strategies calendar.	Public Relations Recreation Commissioner	_____	Winter '82-Spring '83
Continue to expand file on sources of no-cost promotional outlets-community newspapers, radio, PSA's, etc.	Public Relations	_____	Summer '82-'85
Develop "pro-bono" design and copy work from advertising agencies.	Public Relations	_____	Summer '82-'85
Seek donations of services for printing and production of promotional materials.	Public Relations Commissioner	_____	Summer '82-'85

PUBLIC RELATIONS

Strategy

Who

Cost

When

Include public relations budget section in Department budget request.

Commissioner
Public Relations Administration.

\$5,000 - \$10,000

Spring, '83

Seek private support for public relations materials through in-kind contributions.

Public Relations
Commissioner.

Fall, '82

B. LONG RANGE PARKS AND RECREATION GOALS

Because parks and other recreational open space most directly affect the communities where they are located, the City believes that open space and recreational planning must be approached as one important dimension of over-all neighborhood planning. It cannot be separated -- economically, socially or politically -- from community concerns for better housing, transportation, human services, new employment opportunities and the like.

In principle, the city's investment in these areas should be mutually reinforcing, but at times it implies conflict and difficult choices that no single policy statement can resolve: the same vacant lot may be suitable for development as a park, a new business or an apartment complex. Where several legitimate needs compete for scarce resources (land or dollars), only a planning process that examines various costs and benefits and reveals the inevitable "trade-offs" can lead to an acceptable, if not universally popular, decision.

In the City's neighborhoods the City is trying to foster this comprehensive approach to open space and recreation planning. "Open Space Profiles" prepared for the traditional neighborhoods (see the following Section) attempt to analyze community recreation needs as part of a whole "socio-economic-geographic" picture of neighborhood needs. In the development of "new communities" -- Charlestown Navy Yard and Columbia Point, -- where the City has had an opportunity to "master plan," it has striven to recognize open space and recreation needs and opportunities from the start, linking these concerns to other development goals.

Furthermore, just as open space and recreational planning in general has too often taken place in relative isolation, "natural" open space areas have often been treated separately from "developed" recreation areas -- parks, playgrounds, indoor recreation centers, etc. In 1976, the "Urban Wilds" report was published by the BRA. It provided the first detailed catalog of the city's most outstanding natural areas and outlined a program for preserving them. In 1977 the Boston Natural Areas Fund -- a private, non-profit corporation -- was established as the working arm of the City's Conservation Commission. (Once property is transferred to the "care and control" of the Commission its "Natural Area" status can be changed only by an act of the state legislature.)

On the neighborhood level the amount and the quality of open space -- "natural" or "developed" -- is generally considered the same, and it should be treated accordingly. With greater public knowledge and appreciation of these open space resources, and the mechanisms available to protect them, the City can now bring planning for both "natural" and "developed" open space into closer harmony.

At the outset, it must be noted that Boston's neighborhoods vary considerably in their open space/recreation resources and, likewise, in the needs and opportunities residents perceive for increasing or improving them.

Consequently, while setting general goals for open space, the City is aware of those differences and must try to tailor its actions and investment strategies accordingly. The following general goals and strategies express a level of service the City feels is reasonable for all neighborhoods whatever their individual planning requirements may be.

Goals

- 1) IMPROVE THE OVER-ALL MAINTENANCE OF PARK AND OPEN SPACE FACILITIES
 - through more detailed review of Parks Department maintenance budget and its priorities
 - through pilot programs to encourage community-based responsibility for local park operation
 - through continued support of centrally administered maintenance programs for vacant, city owned land (e.g., BRA's Open Space Management Program)
 - through re-institution of Work Load Cost Tracking Program
 - through use of CETA work crews on high impact projects of limited duration (e.g., clearing of weed growth along Riverway)
- 2) DEVELOP A COMPREHENSIVE ANTI-DAMAGE PROGRAM TO REDUCE COSTLY REPAIRS
 - through a program of early response to initial acts of vandalism
 - through the installation of physical barriers to prevent motor vehicle entrance
 - through the development of an anti-damage design review process within the engineering division
 - through the development of a materials testing program to determine susceptibility to damage by vandals
 - through the development of a park cleanliness monitoring program to be coordinated with community groups.
- 3) PROVIDE AN ADEQUATE NUMBER OF PLAY FACILITIES FOR SMALL CHILDREN INDOOR/OUTDOOR (AGES 5-12) WITHIN A SAFE 15 MINUTES WALKING DISTANCE
 - by developing these facilities, where they do not exist, at existing parks and playgrounds
 - by encouraging private non-profit organizations to develop and maintain such facilities on land they may own or might acquire with city assistance

- 4) PROVIDE AN ADEQUATE NUMBER OF MAJOR ATHLETIC FACILITIES (TENNIS COURTS, ETC.) FOR OLDER YOUTH AND ADULTS (ACCESSIBLE BY FOOT, BICYCLE OR PUBLIC TRANSPORTATION)
 - through expansion of existing parks and playgrounds
 - through the use of game court lighting to make greater use of these facilities possible
 - by providing such facilities at Community Schools
 - by encouraging or requiring private developers to provide such facilities for private tenants (particularly if seeking a special tax agreement with the city)
- 5) PROVIDE FOR ELDERLY AND HANDICAPPED NEEDS
 - by modification of existing park facilities where appropriate
 - by including special recreational amenities in all new elderly housing projects
 - by considering recreation program needs in the redesign and renovation of municipal buildings and other facilities that might accommodate elderly activities
- 6) DEVELOP A MORE COGENT, RECOGNIZED PROCESS FOR RECREATIONAL PROGRAMMING
 - through more explicit analysis of recreational issues in BRA neighborhood profiles
 - through continued collaboration with neighborhood groups on specific plans and designs for facilities in their respective neighborhoods
 - through comprehensive "master planning" of any large-scale recreational development project, to accommodate recreational needs and desires
 - through more frequent, publicized discussions of recreational concerns -- such as the B.U.G. seminars, CDBG hearings and other neighborhood meetings
 - through the use of neighborhood surveys to help illuminate recreational needs and preferences in specific area.

While physical ("capital") improvements at established recreation facilities are planned and carried out on a straightforward, annual basis, the pursuit of open space and recreational goals generally must depend on and respond to new and sometimes unforeseen opportunities. A new federal program for

waterway improvements, a mass transit project that permits mini-park development along a busy commercial corridor, private donation of wooded land, expansion of recreational facilities by private, non-profit organizations, new elderly housing that includes recreational amenities are all typical examples of such opportunities.

C. PROGRAM STATUS AND RECOMMENDATIONS FOR MAJOR PARK
REHABILITATION EFFORTS

Throughout the City, wherever major new community development efforts are underway, the creation of new open space opportunities is a recognized necessity. Within the Southwest Corridor, the Charlestown Navy Yard, Columbia Point and the Central Harbor the City has endeavored to coordinate plans for open space and recreation with other key development goals--for housing, new commercial activity and improved transportation services.

Of equal importance are the efforts to restore and enhance the City's oldest and most famous open space system - the Emerald Necklace. Major rehabilitation at Franklin Park, the Back Bay Fens and Commonwealth Avenue Mall is now underway.

The following section describes the present status of plans for all of these major open space and recreational opportunities, old and new.

THE EMERALD NECKLACE

Ask almost anyone who uses the term, what makes Boston a "liveable" city and you are likely to hear reference to one or more parts of the "Emerald Necklace," the park system created principally by Frederick Law Olmsted around the turn of the century. On its course from Boston Common and the Public Garden, down Commonwealth Avenue into the Fenway, alongside the Muddy River to Jamaica Pond, through the Arnold Arboretum, then to Franklin Park, the system today serves both as a local park for each of the neighborhoods it passes and as an open-space resource for the entire city.

In the middle decades of this century, the Emerald Necklace suffered from neglect and deterioration that reflected the city's over-all decline. The increase in automobile traffic (never really foreseen by Olmsted), obscured many of its internal linkages. Inappropriate land uses violated the system's esthetic integrity. Pollution of its waterways increased.

Today, the city is taking strides to reverse this deterioration and restore the system in a way that achieves basic objective (a country-like retreat in the center of the city) and also accomodates certain contemporary recreational activities. No plan for open space in the city of Boston would be complete without an ongoing effort to preserve the Emerald Necklace and capture the opportunities it offers.

Given both the enormous scale and meticulous detail that Olmsted (and others) set forth for this system, the city believes it is essential to develop comprehensive plans for its restoration. Completed so far are plans for Boston Common, the Public Garden and the Back Bay Fens. The "Revised General Plan" for Franklin Park was published in early 1980. These plans are incorporated, by reference, as part of this Five Year Open Space and Recreation Plan.

Master Plans, as a tool, can fulfill several basic planning objectives:

- They can create a process for community participation in setting more specific goals and priorities, long- and short-range, for over-all park restoration.
- They can articulate policies and goals -- important to the parks' integrity -- that can survive changes in political leadership and administration.
- They can enable the city to identify major costs and plan financially for investment in the park.
- They can enable the city to set appropriate design standards for physical improvements contemplated for the park.

Master Plans, by their very nature, do not always define specific solutions to every planning problem that may arise in connection with the park, but they do establish appropriate guidelines for approaching those problems.

Fundamentally, they are meant to enlighten discussion about what should happen in and to those parks.

The following section describes recent improvements to major parts of the Emerald Necklace and outlines some of the future goals for the system.

Boston Common and the Public Garden

Boston Common has long been one of the most admired parks in the country. Its abundance of malls, plazas, statues and fountains, magnificent trees and, above all, the park's historic significance, make it a center for outdoor meetings, active sports and passive recreation. Over the past three years, over \$1,000,000 has been spent at the Common for cleaning and restoration of fountains, for construction of new recreational facilities (softball and tennis), and for new lighting and walkways. Because of its sheer size and the tremendous use it receives -- by both visitors and residents -- the Common will continue to require periodic capital investment. The current 1979-80 development program involves the reconstruction of Parkman Plaza and its fountain on the Tremont Street side of the park.

Aided by the Friends of the Public Garden, a local and well-established civic organization, the Public Garden has undergone an extensive program of improvements including new pathways, historic fencing and lighting and a generous measure of new plantings -- flowers, trees and shrubbery. The Garden looks its best in years and continued maintenance will be the chief priority for the next several years.

Commonwealth Avenue Mall

With the completion of improvements to two segments (Kenmore Square to Charlesgate West and Charlesgate East to Massachusetts Avenue, under construction), the Mall's most serious problems will have been corrected. The scope of rehabilitation includes major re-landscaping, new paths, benches and lighting and, of fundamental importance, durable traffic control barriers. For the remaining section of the Mall, continuing to the Public Garden, regular maintenance -- particularly tree care -- is the primary concern.

The Back Bay Fens

Located adjacent to the Fenway Urban Renewal area, the Back Bay Fens is the major open-space resource not only to thousands of nearby apartment dwellers, but to a number of college and cultural institutions, including the Museum of Fine Arts and the Isabella Stewart Gardner Museum.

Completed nearly three years ago, the Preservation Plan for the Back Bay Fens involved the participation of all of these "constituencies" and sought to reconcile their diverse viewpoints within a general framework for park restoration. On a year-to-year basis, the framework provides considerable freedom for defining rehabilitation priorities. In recent years, improved access, circulation and safety have been the major concerns, leading to such improvements as:

- new lighting through the Rose Garden;
- reconstruction of pedestrian bridges;
- restoration and re-opening of important vistas in the Mothers' Rest Area;
- restoration of the Westland Avenue Gateway, the park's most formal entrance.

The next phase of work, now under construction, will involve completion of bridge replacement and landscaping improvements to the walking/jogging/equestrian pathway system beginning at Evans Way.

Under a new traffic circulation plan proposed over five years ago by a consortium of residents and community organizations -- notably FenPAC --the Metropolitan District Commission may soon help solve one of the Fens' oldest and fundamental problems: the high volume of vehicular traffic that circulates in and through the park. The roadways used by these vehicles are controlled by the M.D.C. By diverting most of this traffic onto major commercial arterials, which presently handle less than their actual capacity, the so-called "Park-Pass" plan will help restore long-lost integrity, safety and park atmosphere to the Fens. Construction may begin as early as early as the spring of 1981.

Major future goals for the Back Bay Fens include restoration of the entire pathway system, re-definition of appropriate access points, reclamation of land originally part of the park, and what will inevitably be a long, complicated effort to "unclog" and clean up the Muddy River. For the water pollution problem especially, federal and state assistance -- with planning and funding -- will be essential.

Franklin Park

Of all the parts of the Emerald Necklace, Franklin Park was most intended to offer the pleasures of a bucolic environment to the residents of an increasingly crowded and industrial nineteenth century city. Approximately one square mile (over 500 acres) in size, Franklin Park retains its original boundaries but has seen significant changes occur within them: notably a golf course, athletic stadium and, above all, the development of a new zoo.

With over \$1,000,000 in investment planned and underway at this time Franklin Park is making a gradual recovery from the worst deterioration suffered by any part of the Olmsted system. The development of the zoo will clearly reinforce rehabilitation efforts elsewhere in the park.

Franklin Park has also suffered from a reputation for being unsafe. Often exaggerated, the negative image has fed on itself, making it difficult to generate support for the improvements that would in fact make it more safe, more attractive and more useful to both its immediate neighbors and

city residents in general. The zoo will help change some of this, but within the area of the park controlled by the city, the Parks Department has sought to develop a strategy aimed, through a careful sequence of physical improvements, to improve the park's image.

As proposed in the "Revised General Plan" for Franklin Park, a key objective of these improvements is to attract school children to the park on educational tours organized by their schools and on their own. If they enjoy the park -- and the zoo once it is completed -- they will bring their friends and families and thus begin to stimulate the increased public interest in the park that will be so vital to its restoration.

A first-time visitor to Franklin Park, by car or by foot, might easily feel lost, overwhelmed by the park's size and the many paths and roads that run through it. Clarifying the park's access and "legibility" is also a major concern underlying the improvements proposed in the Master Plan.

Phase I improvements to the park, scheduled for construction in the spring of 1981, will therefore reflect both concepts of image and access. The program includes:

- a new, well-identified walk between Hagborne Hill in the Wilderness area with the Country Park;
- running-block traffic walls to prevent vehicular intrusion into the park;
- an interpretive system for the Scarborough Pond area.

Phase II improvements, now under design, will continue on the walkways, and improving pedestrian orientation but will relate more closely to the improvements being made at the zoo. As currently proposed, Phase II objectives are to:

- complete the running traffic wall around the Country Park and in the Playstead and Long Crouch Wood areas;
- complete portions of a major walk and interpretive system for Schoolmaster Hill;
- improve the water supply facilities to the Country Park and golf course (where the clubhouse is being rehabilitated);
- develop pedestrian trails, interpretive systems and recreational facilities between the Wilderness and Playstead Overlook.

Planning improvements to Franklin Park is a continuous activity involving primarily the Metropolitan District Commission, the Boston Zoological Society, the city's Parks and Recreation Department, its design consultant and the Franklin Park Coalition. The Coalition is a non-profit organization whose volunteer members devote much of their personal time to the park's behalf. The Coalition has been a major force in re-focusing the city's attention to the opportunities at Franklin Park and gathering public support for the revitalization effort.

THE SOUTHWEST CORRIDOR: BOSTON'S NEW OPEN SPACE

The "Southwest Corridor" is Boston's largest transportation project. Upon completion, sometime in 1985-86, it will provide new mass transit service for city residents, along the relocated MBTA Orange Line, and improved inner-city Amtrak service between Boston and points south. Running through the Southwest section of the City, the Corridor project will link and serve some of Boston's most diverse and densely populated communities: the Back Bay, the South End, Roxbury and Jamaica Plain.

Plans for this Corridor project arose out of opposition to a major highway for which several hundred acres of land had been acquired and cleared in the late 1960's. Highway opponents argued that clearance had already displaced many residents and businesses and construction would further harm these predominantly low- and moderate-income neighborhoods. Support for transit alternative grew, and in 1971 Governor Sargent called a halt to the project and initiated the planning process which led to the current transit concept. For its part, the federal government agreed for the first time to allow highway funds to be transferred to public transit purposes.

In defeating the highway plan, however, the community organizations and planners did more than clear the way for better public transportation. Their victory led to exciting opportunities for new housing, new commercial and industrial development and, especially, to new opportunities for recreational open space.

Over the past five years or so project planners (from the MBTA's Southwest Corridor Office) and their design consultants have worked closely with community groups and individuals on defining the best ways to take advantage of this open space resource. The neighborhoods adjacent to the Corridor are some of the most hard-pressed for better recreational opportunities, and within each, different needs and preferences have been identified. Great effort has been made to tailor open space development accordingly.

From a functional standpoint, the Corridor will provide 4 basic types of open space resources:

1) General Parkland

Including trees, shrubs, sitting area, community gardens, game tables, informal stages for musical, theatrical and community events.

2) Trail System

A path or trail system, for bicyclists, joggers and pedestrians, will wind through the project in linear fashion, linking MBTA stations, all other park sections and outside destinations.

3) Active Recreation Facilities

By almost any standard, a great need for additional facilities exists in all the communities traversed by the Corridor. Such facilities will include play areas ("tot lots") for pre-school children, playfields, basketball, tennis and other hard surface courts.

4) Station Plazas

Effort has been made to integrate the MBTA stations themselves into the greenbelt concept. They will include such amenities as sitting areas, information kiosks, telephones and restrooms. Some station plazas will be large enough to accomodate are exhibitions and other community activities.

For the three basic sections of the Corridor, described below, recreational amenities will vary in accordance with the space available, engineering requirements and neighborhood needs:

Section I (Back Bay to Massachusetts Avenue)

Acoustical decking (over the tracks) is planned for this section and the parkland above it will serve as a visual and noise buffer. The deck area itself is approximately 5 acres in sizes, but the type and extent of parkland is still being explored.

Section II (Ruggles Street to Jackson Square Station)

Park development in this 35-acre section will complement existing recreation in the Corridor vicinity. Neighborhoods throughout this section are densely populated with little park space within the vicinity of the Corridor. Plans call for all four types of park development.

Section III (Jackson Square Station to Forest Hills)

Although neighborhoods in Section III are close to Franklin Park and the Arnold Arboretum, deficiencies exist in local recreational facilities. Here the Corridor is wide enough (containing some 41 acres) to accomodate both active and passive recreational activities.

THE CENTRAL HARBOR

Returning after a ten or certainly a twenty year absence, a visitor to Boston's central waterfront today might have difficulty recognizing it. Over that period of time it has become a new community, still growing rapidly with new housing, commercial development, institutional activity and recreational facilities. Most of the area's historic character has been preserved, but development pressures are, and will continue to be, intense.

Of the some 2,000 acres that border Boston Harbor as a whole, some 700 acres are vacant, about 550 acres are used for industrial purposes, 440 acres for public recreation purposes and 316 for commercial purposes. Over 3,000,000 people live within 25 miles of the Harbor. Despite the obstacles in their path, these people do seek access to the water. As the recent BRA report ("Boston Harbor-Challenges and Opportunities for the 1980's) comments:

Public access to many parts of the Downtown/Fort Point Channel is constrained and difficult. Winding streets, dangerous intersections, inadequate lighting and signage, and the Central Artery combine to complicate pedestrian access to the harborfront.... but these difficulties do not discourage flocks of people from visiting waterfront attractions. Between June of 1973 and June of 1979, 936,000 people visited the Aquarium....on Long Wharf up to 9,000 people per day boarded the tourist/excursion boats to tour the Harbor Islands, travel to Provincetown or listen to concerts in the evening....People bring brown lunch bags or food from neighboring restaurants to the existing public open spaces. At lunch time on any sunny day, Waterfront Park, Central Wharf; Museum Wharf are jammed with people.

Boston Harbor--particularly its central section between Long Wharf and the end of Fort Point Channel--is thus the focal point for an open space and development program that will protect and promote both its economic vitality and its recreational opportunities.

There is as yet no detailed "blueprint" for harbor development. It could never be that simple. But now that development interest in the area, sparked by earlier public investment, is alive and moving on its own, the City has begun a process of identifying the major issues and articulating basic guidelines for their resolution. Some of the issues identified are:

- Access to the harbor's islands, expanded water commuter service, and use of the Inner Harbor for intra-city trips
- Conflicts between land needs of water-dependent uses and uses such as housing, and community open space which benefit from waterfront sites, but do not require them
- Coordination and management of diverse public entities having overlapping jurisdictions in the harbor

- Future of underutilized properties held by the Massachusetts Port Authority
- Harbor pollution
- Vacant waterfront areas, and poor condition of many piers, bulkheads, and seawalls
- Inadequate public access to the harborfront and, particularly, inadequate public controls over private development which excludes public use or access to the Waterfront.

For the Harbor neighborhoods--East Boston, Charlestown, North End, South Boston and Dorchester--most of these issues are discussed in more detail in the Neighborhood Profile section, as they relate to more local concerns. In the Downtown/Fort Point Channel area, chosen as a prototype by the BRA study, these issues have led to several goals and specific objectives:

- 1) ASSURE PUBLIC (INCLUDING HANDICAPPED) ACCESS TO, AND OPEN SPACE ALONG, THE WATER'S EDGE
 - by extending the parks and walking systems of Boston to include a well-lighted, well-signed unified pedestrian way along the water's edge, offering as much exposure to the water as possible without obstructing the effective operation and security of water dependent uses abutting the harbor.
 - by clarifying the use of State Street and Broad Street as the two major pedestrian links to the waterfront from the downtown and India, Summer and Congress Street as the minor links.
 - by providing pedestrian amenities along Atlantic Avenue and recapturing the harbor side parking lane of Atlantic Avenue for pedestrian/ open space amenities--bike racks, trees, benches, etc.
 - by encouraging/requiring public and private entities to contribute to the public access system as part of their development/renovation plans.
- 2) BETTER ACCOMMODATE BOATING USES, ANTICIPATE THEIR GROWTH AND PROVIDE AN ORDERLY PROGRAM FOR THEIR EXPANSION, CONSIDERING BOTH WATERSIDE AND LANDSIDE SPACE AND FUNCTIONAL NEEDS
 - by improving boating and tourist excursion operations at both Long and Rowes--Fosters Wharves, including the establishment of indoor and outdoor passenger waiting areas

- by encouraging flexible docking systems with levels to accommodate boats of different sizes and the establishment of a secure boat basin facility in Fort Point Channel
 - by promoting the development of a public landing(s) for boats visiting the downtown waterfront in the vicinity of Long Wharf and Waterfront Park.
- 3) CREATE OPPORTUNITIES FOR SOUND, HIGHER DENSITY DEVELOPMENT THAT WILL BE COMPATIBLE WITH OTHER WATERFRONT USES
- by encouraging a mix of water-dependent and water-enhanced uses with priority given to water-dependent uses and public access along the water's edge
 - by insisting on sensitivity to visual concerns in the early stages of planning and design of all facilities in the area.
- 4) PRESERVE AND ENHANCE ENVIRONMENTAL AND NAVIGATIONAL CONDITIONS IN THE HARBOR
- 5) ASSURE THAT CONTEMPORARY DESIGN AND NEW PUBLIC SPACES REFLECT THE WATERFRONT'S HISTORIC PAST

Specific site projects, based on these goals and objectives, include the following proposals:

- 1) DEVELOPMENT OF LONG WHARF FOR A MULTIPLE-USE PUBLIC OPEN SPACE
- utilize the wharf as the terminus of the Walk-to-the-Sea, the entrance to Harbor Islands State Park and a boating entrance for short term visitors.
 - provide pedestrian paths to and around the water's edge in recognition of the historic 30 foot wide public way established in 1709 "for use forever by the public."
 - develop two public open spaces: one between the proposed hotel, the Chart House, and the proposed public landing and the other at the terminus of the Walk to the Sea
 - provide floating docks adjacent to the portion of the wharf's periphery for the use of pilot boats, visiting pleasure craft, water taxis, commuter boats and tourist excursion boats
 - construct sheltered sitting pavilions for the use of waiting boat passengers and the general public parallel to the floating docks

- provide a tower for the use by the Harbor Master and for harbor viewing by the general public
- 2) DEVELOPMENT OF THE BLOCK BETWEEN LONG AND CENTRAL WHARVES AS A LANDSIDE ACCOMMODATION FOR COMMUTER/TOURIST/EXCURSION BOAT OPERATORS
- explore utilizing a portion of the first floor of the telephone building as a waiting area for boat passengers and administrative offices for boat operators
 - extend the bulkhead between these wharves so that it lines up with the bulkhead running between Central and India Wharves
 - construct an outdoor covered waiting area for passengers over this new land area
 - reinforce the functional relationships between the first floor of the telephone building and the covered waiting area by extending the sidewalk, and realigning the street, and paving both with special material
- 3) IMPROVE THE PEDESTRIAN CONNECTION TO AND THROUGH INDIA WHARF
- consider development of a park between Harbor Towers and Rowes Wharf
 - support the continuation of private pleasure boating activities in the water of this area with linkage to the necessary landside support.
- 4) INTEGRATE ROWES AND FOSTER WHARVES--THE APPRAISERS BUILDING AREA--INTO A PEDESTRIAN/OPEN SPACE SCHEME
- provide a visual terminus for the Broad Street linkage to the sea with an open space adjacent to the former location of the historic ferry slip
 - provide finger paths to the water's edge along the northern edge of the A.P. Wilcox building and the southern edge of the Appraiser's Building
 - develop a mini-park between India and Rowes Wharves to continue the open space system forming the harbor walk, to provide an amenity for the proposed residences adjacent to it, and to provide an outdoor eating area for the adjacent business community and the general public
 - extend pedestrian access along the water's edge

5) REDEVELOP FORT POINT CHANNEL AS AN INTEGRAL PART OF THE OPEN SPACE/ PEDESTRIAN SYSTEM

- provide pedestrian access to and along both sides of the proposed Northern Avenue Bridge
- provide finger paths along the southern edge of the Sheraton Building to Fort Point Channel and the proposed park
- provide a park covering the area between the edge of the Sheraton Building to Congress Street as a passive, "sitting and eating" area
- incorporate the open space on Museum Wharf into the harbor walk pedestrian access system
- promote dinghy rental and sailing south of the Summer Street bridge.

Of all these goals, the rehabilitation of Long Wharf, scheduled to begin in the spring/summer of 1980 will come first. The exploration and development of other opportunities, some outlined here, will require a continual planning process involving not only the City but a variety of other public agencies, harbor residents and members of the general public concerned about the future use of central harbor as an open space resource.

CHARLESTOWN NAVY YARD

Through its Redevelopment Authority the City has begun the nationally acclaimed redevelopment of the old Boston Naval Shipyard. Over the ten years or so that it will take to complete the project, the former base will see an approximately \$200 million investment of public and private funds to create a mixed-use waterfront development.

The City's plans for the Shipyard include some features similar to the "Quincy Market" project, but the Charlestown project will have a flavor of its own, especially with its marine orientation. One very significant element of the Shipyard project is the creation of Shipyard Park - a 16.4 acre recreation facility conveniently located both to welcome visitors and serve the Yard's new residential community. "Shipyard Park" sits at the southwest end of the old naval yard and includes the old Drydock #2 and Pier 4. From the park, visitors can enjoy some of the finest views of the Boston skyline and the Harbor.

The park has three defined elements: (1) the 4.5 acre landscaped area now under construction which contains a fountain, exhibit pavilion, concession area, children's play area and undulating green spaces; (2) the Pier 4 public landing area, under design at present, which includes space for some fifty pleasure boats to tie up temporarily as well as space for harbor cruise boats to drop off and pick up passengers; and (3) the Drydock #2 area for which development funds are being sought.

Drydock #2 is a special open space area because it will not only be attractive to those who want to stroll around it or sit on the benches beside it, but also because it will house waterborne craft, especially "Tall Ships," while they are visiting Boston. Drydock #2 will be a natural and attractive place for Charlestown residents as well as other park visitors to spend leisure time.

In addition to the Shipyard Park, the Navy Yard development will provide public access along the entire waterfront. Walkways and promenades, open to the public, will be designed and constructed by the housing developer, Immobiliare New England.

The entire Shipyard Park is being built under the supervision of the Boston Redevelopment Authority with funds from several federal sources including the Land and Water Conservation Fund of Heritage Conservation and Recreation Services in the Department of the Interior, local Public Works money from the Economic Development Administration, and Urban Development Action Grant monies from the Department of Housing and Urban Development.

Park construction commenced in June 1977, and completion is expected in Spring 1981.

COLUMBIA POINT

1. Overview

A new community is proposed at Columbia Point that would transform 105 acres of vacant land, largely abandoned public housing and a largely vacant mall retail into a 1,500 unit mixed-income community with recreational amenities, retail shopping and community facilities.

Important elements of the new development program are the waterfront improvements and creation of an 13-20 acre recreational area, designed to take advantage of its marine location and harbor views while providing varied recreational opportunities for Columbia Point and surrounding neighborhoods. The new recreation area will extend along the northern shoreline of Columbia Point from Mother's Rest at Carson Beach to the opposite tip of the peninsula where the Kennedy Library is located. It will provide an opportunity for a variety of water-oriented activities and include a beach, a boat basin waterfront promenade, bike path, picnic areas, children's playground, basketball and tennis courts, and meadows for informal play.

When completed, the recreation area will provide a missing link in a five mile chain of waterfront recreation areas along Dorchester Bay. It will provide continuous public waterfront access from Castle Island in South Boston to Malibu Beach in Dorchester. The recreation area will also act as a catalyst in the revitalization of Columbia Point by attracting new residents and potential developers.

The waterfront improvements will require sizeable funding over the next five years since the existing shoreline and recreation facilities are in deteriorated condition. The phasing of the improvements will have to be coordinated with phasing for the redevelopment of Columbia Point, so that parts of the shoreline are available for use as the new housing is constructed or the existing housing rehabilitated.

2. Recreation Area Program

The new recreation area will be referred to as Old Harbor Recreation Area and will extend along the northern shoreline from Mother's Rest to the Kennedy Library. At the present time, the recreational opportunities for Columbia Point residents exist at the children's playground, basketball and tennis courts, ballfields and recreation building, all operated by the Boston Parks and Recreation Department. The outdoor facilities need upgrading and will be physically integrated in the new recreation area. A beach and boat basin will be constructed to allow for swimming, sunbathing and boating. A waterfront promenade will connect the Old Harbor Recreational Area to Carson Beach and the Kennedy Library promenades.

a. The beach will be located near the proposed housing and will be accessible on foot to the residents and by car to other visitors. There will be beach parking provided next to the existing recreation building. Some picnic facilities will be provided

on the beach and restrooms and possibly a concessioner's stand may be accommodated in the recreation building. To protect the beach from the winds and waves while containing the sand, terminal structures such as breakwaters or groins will need to be constructed. Due to the extensive tidal flats, some dredging will be necessary to create a swimming basin.

b. The boat basin will be located close to the future University/ Community Center and Kennedy Library. It will accommodate 200-250 boats. There will be a public landing which would allow University commuter ferry and harbor cruise boats for the Kennedy Library to stop at Columbia Point. The boat basin will be protected on the northeast side by a permanent breakwater, which can be used for strolling and fishing. A boat channel will have to be dredged to connect the boat basin to the main Dorchester Bay Channel.

c. A waterfront promenade will extend along the entire northern shoreline and it will inter-connect various parts of the recreation area. The promenade will allow for walking, sitting and enjoying of water views. The entire Old Harbor Recreation Area will be extensively landscaped with a diversity of planting suitable for a seashore such as beach plums, oaks, dwarf pines, junipers, bayberry and others. Walkways in the recreation area will be a combination of hard paved surfaces, boardwalks or stone dust paths.

In its over-all plans for developing at Columbia Point the City is considering arrangements that would place day-to-day responsibility for park maintenance (shoreline, playgrounds and recreation building) in the hands of the private developer and management entity selected to operate new housing at the Point. This will allow Point residents a greater role in the use of these facilities and provide a more direct source of maintenance.

PART III

LONG RANGE PRIORITIES AND IMPLEMENTATION SCHEDULE



ALLSTON / BRIGHTON



ALLSTON/BRIGHTON NEIGHBORHOOD

Allston/Brighton has 10.5% of the City's total population. It clearly has a disproportionate share of the City's 20-24 year olds. This is accounted for by the presence of Boston University, Boston College, and Harvard University, all located in or adjacent to Allston/Brighton. This population group places heavy demands on certain recreation facilities such as basketball and tennis courts, ballfields, and running paths. In addition, Allston/Brighton's ethnic and racial diversity makes it unlike many of the other neighborhoods of the City, and creates a variety of needs and opportunities in recreation.

Another group of special significance is the elderly. Fourteen percent of the City's elderly live in Allston/Brighton, and 17% of Allston/Brighton's total population is over 65. The large concentration of elderly, many of whom are on a fixed income, creates a special need for passive recreation areas.

There are a significant number of young children and teenagers also, resulting in the need for playground facilities.

Land Use Patterns

Allston/Brighton is primarily residential, with 80% of the land zoned for this purpose. Servicing this population are four local shopping districts and numerous stores in less dense areas. There is also a significant amount of light and heavy industry, concentrated in North Allston along the railroad corridor, and alongside the Massachusetts Turnpike.

The predominant housing type is wood frame, one to six family structures but rowhouses, garden apartments and medium-rise apartments all exist in substantial numbers. Allston/Brighton has two public housing projects, Fidelis Way (census tract 6), and Faneuil (census tract 2).

Allston/Brighton ranks seventh in the City in open space per capita. Its resources are enhanced by two major M. D. C. facilities at the Chestnut Hill Reservoir and along the Charles River.

Transportation

Extensive networks of public transportation help in providing good access to existing open space facilities. Via the Commonwealth Avenue streetcar line, residents have convenient access to open space at the Chestnut Hill Reservoir. Additionally, many of the residents at the upper and lower ends of Commonwealth Avenue are students, with access to recreation facilities at Boston College and Boston University.

Needs Assessment

Allston/Brighton ranks seventh in the City in its amount of open space for its population. Though it is significantly below NRPA's recommendation for open space, the lack of available land, and the limited amount of open space may render those standards inappropriate.

However, in certain areas, notably the Commonwealth Avenue corridor, the supply of open space is deficient. The Commonwealth Avenue corridor is densely-lined with three or more story, multiple unit dwellings. There is little open space between or behind these buildings.

For many of the residents of Commonwealth Avenue, particularly the elderly, even a short trolley trip can be difficult and they could benefit from a small park close to home. If land suitable for this purpose becomes available in the corridor, it should be examined in this light.

Another area of special concern is North Allston. This area is almost entirely cut off from the rest of the neighborhood by the Massachusetts Turnpike. North Allston does have two parks of substantial size, but at least one of them, Portsmouth Street, is operating far below its potential and in its present condition is perceived by some residents as unsafe.

Most of Brighton, including Oak Square and Cleveland Circle, and the Union Square section of Allston, have good access to open space.

Numerous athletic teams and leagues, some of them city-wide, play on the neighborhood's fields, diamonds and rinks. Additionally, Allston/Brighton has indoor gym recreation facilities at the Jackson-Mann Community School, the West End House, the YMCA, and Brighton-Brookline-Newton Jewish Community Center. Many of these facilities offer organized instruction and team sports. The local APAC runs a summer camp program, and there is a special playground for handicapped children at the Kennedy Memorial Hospital. All of the above facilities are well used. Neighborhood-wide indoor facilities appear to be adequate.

Because of the disproportionate number of elderly in Allston-Brighton, there is a need for easily accessible passive open space. Many of the existing elderly developments have some available open space. But with the addition of three new elderly developments now in planning, the availability of open space will have to be considered and planned for.

Many of Allston/Brighton's open spaces are privately owned by churches, schools or other institutions. Allston/Brighton residents should have better access to these numerous facilities, especially because many of the school's students have full access to the community's facilities.

Allston/Brighton's most serious need is for better maintenance of existing facilities. Many of the neighborhood's tennis and basketball courts are unusable because of cracked pavement and/or missing nets. Many of the fields are strewn with broken glass, and the grass is patchy at best. Some of the tot lots are broken down and graffiti-covered. Allston/Brighton needs a comprehensive plan to refurbish its parks to prevent the deterioration that has followed in the past.

SUPPLY OF RECREATIONAL SPACE IN ALLSTON-BRIGHTON
(NRPA Standards vs. Allston-Brighton Supply)

<u>Population Ration Standards (NRPA)</u>	<u>Minimum Amount Recommended for Allston-Brighton</u>	<u>Amount Available in Allston-Brighton</u>
10 acres/1000 people	670 acres	300 acres
50% active recreation	335 acres	67 acres (25%)
25-50% passive recreation	335 acres	233 acres (75%)
50-75% neighborhood oriented	167-335 acres	162 acres (54%)
50-75% City-wide oriented	335-503 acres	138 acres (46%)
1 playlot, vest-pocket park/ 250-1250 (less than 1 acre)	54-263	15
1 neighborhood park/2000-10,000 (5-20 acres)	7-33	17
1 district park/10,000-50,000 (20-100 acres)	1-7	1
1 metropolitan park/50,000 (100-250 acres)	1	1
1 regional park/100,000 (250+ acres)	1	0
1 baseball field/6000	11	7
1 softball field/3000	22	3
1 tennis court/2000	33	11
1 basketball court/500	134	9
1 golf course/25,00	3	0

Goals and Objectives

Open Space and Recreation goals for Allston/Brighton can be summarized as follows:

1. To preserve and resurface existing facilities -
 - A. Reinforce and expand recreational use of Ringer Playground, Smith Playground, Portsmouth Street Playground and Oak Square Playground;
 - B. Develop preservation strategies for privately owned open space.
2. Take advantage of new open space/recreational opportunities -
 - A. Increase Community access to colleges and universities recreation facilities;
 - B. Increase community access to privately owned open space for passive recreation;
 - C. Support appropriate additions to City's open space stock; (e.g., in Commonwealth Avenue Corridor);
 - D. Evaluate new development for impact on and provision of open space amenities.
3. Develop effective maintenance and security programs -
 - A. Support innovative community-police department programs;
 - B. Develop community maintenance and security arrangements for neighborhood parks.

Five Year Action Plan

A. Areas to be Developed and/or Studied

1. Ringer Playground - Ringer Playground is a 12.38 acre multi-purpose facility that is heavily utilized almost year round. The hilly natural areas should be developed with paths, sitting areas, and pedestrian lighting. Victory gardens could also be established for use by the immediate neighborhood.
2. Smith Playground - Smith Playground is a flat open, 6.89 acre facility. A winter ice skating facility should be developed with proper boundaries and drainage.
3. Portsmouth Street Playground - This 4.29 acre park is heavily utilized for corporate and city wide leagues as well as the immediate neighborhood. Parking areas within the park should be designated and developed. Ballfields and the tot lot also require renovation.
4. Oak Square Playground - The 1.48 acre Oak Square Playground should be developed to include a central facility for adolescents and teenagers. There are several options as to the use of existing park land on MBTA property for this facility expansion.
5. Etna Street Site - The Etna Street site should be developed into a public park area emphasizing passive recreation and tot lot equipment.
6. Gallagher Park - Gallagher Park is an undeveloped natural area of 16.01 acres that includes Chandler's Pond, one of the City's few ponds. The pond is littered and murky in places, but still beautiful. If the pond were cleaned up it might be usable for fishing, swimming and/or boating.
7. St. Gabriel's Monastery - The Monestary and the 13.96 acre grounds that surround it are currently for sale. The options are currently being considered by a neighborhood task force. Two proposals are under consideration: purchase by neighboring St. Elizabeth's Hospital to maintain it as open space; and sale of the land to a developer for new housing.

B. Recreation Facilities

Allston/Brighton has significant tracts of open space and recreational facilities. Public access, however, should be improved through changes in land use, pedestrian paths, and easements or cooperative agreements with church and educational institutions.

The Metropolitan District Commission property along the Charles River and at the Chestnut Hill Reservoir are valuable community assets but also draw users from other areas, thereby adding to congestion and competition for

space. Boston University, Boston College, and Harvard all maintain recreational facilities that have limited public access. Students of these institutions, however, are heavy users of public open space and add to the demand for new facilities. Increased community access to college recreational resources should be explored.

Church owned land in Allston/Brighton could be an expanded resource by allowing public access for passive recreation and walking trails. Several properties that seem suitable for such use include the Cenacles, Mt. Saint Joseph Academy, St. John's Seminary, and St. Gabriel's Monastery.

Active recreational facilities such as tennis courts, basketball courts, and softball diamonds are scattered throughout Allston/Brighton. These facilities should be added to as opportunities arise, but more importantly need to be maintained, repaired, and scheduled for maximum community usage.

C. Maintenance and Security

Maintenance and security are the most crucial issues facing Allston/ Brighton's parkland. Increased neighborhood awareness and concern for local open space offer important support to special police programs such as "Gang Cars", horse patrols, and other police-community communication efforts. These can be effective in restoring neighborhood confidence and increasing park security.

Community surveillance and maintenance agreements should be developed to provide options for local groups to assume varying degrees of responsibility for the operation of neighborhood parks.

Parks such as Ringer Park, Fidelis Way Playground, Sorrento Playground, and the proposed Etna Street Park lend themselves to neighborhood security and maintenance programs. They are locally used, exist in residential areas, and have direct visual access from two or more boundaries. Victory gardens can be used in these and other parks to provide "eyes on" security while fulfilling a real need for hundreds of city dwellers.

D. Urban Wild Sites

The twelve urban wild sites found in Allston/Brighton represent areas of distinguished natural features. These sites exist on both public and privately owned land. A recent inventory of open space has found additional candidates for Urban Wild designation.

These new sites should be thoroughly evaluated and priorities and strategies for preservation of each Urban Wild site should be developed.

BACK BAY BEACON HILL / BAY VILLAGE



BACK BAY/BEACON HILL/BAY VILLAGE NEIGHBORHOOD

The Back Bay/Beacon Hill/Bay Village area consists of three historically and architecturally distinct 19th century residential neighborhoods. Being separate, densely populated, distinct and somewhat isolated neighborhoods in downtown Boston, their viability today results in large part from a history of sound planning, adaptability to change, and well-organized community groups.

According to the census, Back Bay/Beacon Hill/Bay Village experienced a 13% increase in population to 27,526 persons between 1960 and 1970, in contrast to the City's 7% decrease. The area's population is increasingly dominated by people aged 15-34, with especially strong gains in the 15-24 age group. In addition, Back Bay/Beacon Hill/Bay Village is the City's most densely populated neighborhood averaging 41 persons per acre.

Housing

A high proportion (35%) of the district's housing units are renter-occupied, a low proportion (7%) are owner-occupied; the comparable City statistics are 68% and 26% respectively. Close to 60% of the district's housing units are in buildings containing 10 or more units.

Recent trends in the Back Bay/Beacon Hill/Bay Village neighborhood have seen a significant amount of condominium conversions totalling over 2,000 units. This has resulted in a considerable population change, as higher income households move into the area.

Land Use Patterns

Beacon Hill, the oldest of the neighborhoods, is characterized by three and four story brick townhouses in the Federal and Greek Revival styles of late 18th to mid-19th century. Some of these buildings continue in their original use as single-family homes while others have been converted to apartments and condominiums. Much of the north slope of the Hill consists of 5 and 6 story brick tenements constructed after the turn of the century. Commercial uses are concentrated along Charles Street and Cambridge Street and function primarily as local neighborhood retail areas although Charles Street has a secondary role as a regional specialty shopping district. Institutional uses include educational facilities, churches and other non-profit uses spread through the Hill.

The Back Bay residential district is also characterized by 19th century brick townhouses, although larger in size than those on Beacon Hill and of Victorian design. The neighborhood contains most of the City's condominiums, but apartments predominate, most of which are situated in converted townhouses. The Back Bay residential area is situated in the northern part of the neighborhood while the southern area consisting of Boylston and Newbury Streets is largely commercial. The commercial district contains specialty stores serving the entire region as well as neighborhood convenience

stores. Commonwealth Avenue, designed as the dominant boulevard provided a central linear park and connected the green open spaces of the Common and Public Garden with those of the Fenway system. Institutional uses are situated both within the residential and commercial areas and include colleges such as Fisher and Emerson, several private clubs, churches and major cultural facilities such as the Public Library and Institute of Contemporary Art. South of Boylston Street is a major office district which includes the John Hancock Life Insurance office complex as well as the mixed-use Prudential Center.

Bay Village is a small residential enclave of two and three story brick townhouses of Federal and Greek Revival design, surrounded by major commercial areas including Park Square and the Theatre District.

Transportation

As downtown residential areas, Back Bay/Beacon Hill/Bay Village are well served by public transportation. Two rapid transit lines, the Red and Green Line, provide service to the area in addition to commuter rail at Back Bay Station and extensive bus service. Although these high density downtown neighborhoods have convenient access to the region's highway system via the Massachusetts Turnpike, Storrow Drive and the Central Artery, automobile ownership is lower than for the City as a whole. This can be explained in part by the area's public transportation access but also by the neighborhood's attractive pedestrian environment and convenience to shopping and employment areas. According to US Census figures 43 percent of all workers in the district walk to work as compared to 15 percent citywide.

Needs Assessment

Back Bay/Beacon Hill/Bay Village is the location of several large citywide open space facilities including Boston Common, the Public Garden, Copley Square and the Charles River Embankment which provide open space and recreation opportunities for neighborhood residents as well as other residents of the City and region. Open space areas and facilities serving local needs are limited to several small parks including the Myrtle Street Playground and Phillips Street Playground on Beacon Hill and the Clarendon Street Playground in Back Bay. These areas are designed primarily for passive recreation and active children's play. Approximately 78 percent of the open space in the neighborhood is Citywide in orientation.

National Recreation Association standards indicate that Back Bay/ Beacon Hill/Bay Village is in need of an additional 142 acres of open space. Development patterns preclude the addition of all but a small portion of this acreage. The neighborhood compares favorably with most other sections of the City in terms of open space per thousand population. However, the development of additional limited open space in Back Bay/Beacon Hill/Bay Village is more critical than the standards indicate due to the high density development in the neighborhood and the large daytime, non-resident population of office workers, shoppers, tourists and conventioners who

share open space areas with residents. The standards for recreation facilities show a need for all types of facilities, particularly basketball courts. However, the neighborhood's relatively low percentage of population between the ages 0-19 (15%) suggest that the standards overstate facility needs in the area.

Due to the high density of development in these downtown neighborhoods, the highest in the City, and the lack of undeveloped land, opportunities for additional open space are limited and generally expensive. Unmet open space and recreation needs must be met through the development of new areas where opportunities exist, improving access to existing areas, and more fully integrating the existing open space. Many existing areas could be developed more intensely with additional recreation facilities.

Recreation needs for young children have been addressed with the recently completed Clarendon Street Playground, a play area on the Esplanade in the vicinity of Clarendon Street, the Common tot lot and wading pool and the Myrtle Street and Phillips Street Playgrounds on Beacon Hill. The Phillips Street Playground will be expanded with the development of the Anderson Park sitting area. Most of these areas also provide sitting areas as do the citywide areas such as the Common, Public Garden and Commonwealth Mall for passive recreation. The interconnected nature of much of the areas park system provide extensive and attractive opportunities for walking and jogging. Skating in the winter is provided on the Public Garden Lagoon.

The neighborhood's increasing young adult population has varied opportunities for active recreation including jogging, biking, and sailing. Public tennis courts in the neighborhood are available at two sites in the neighborhood, the Common and Embankment, but provide a total of only six courts. Possibilities of providing additional courts particularly in the vicinity of the Back Bay should be explored. The relatively high income levels in Back Bay/Beacon Hill/Bay Village allow many residents to take advantage of the YWCA and the newly opened Bay Bay Racquet Club, both of which are situated in the neighborhood.

Open Space/Recreation Standards

Back Bay/Beacon Hill/Bay Village

<u>Facility</u>	<u>Standard/ 1,000 People</u>	<u>Need</u>	<u>Existing</u>	<u>Deficiency</u>
Baseball diamonds	1 per 6,000	5	1	4
Softball diamonds	1 per 3,000	10	2	8
Tennis Courts	1 per 2,000	15	6	9
Basketball courts	1 per 500	60	2	58
Swimming pools (25 meter)	1 per 10,000	3	1	2
Swimming pools (50 meter)	1 per 20,000	1	0	1
Open Space	10 acres per 1,000	300	158	142
Playlots	1 per 500-2,500	12	6	6
Vest pocket parks	1 per 500-2,500	12	2	10
Neighborhood parks	1 per 2,000-10,000	3	1	2
District parks	1 per 10,000-50,000	1	4	0
Large urban parks	1 per 50,000	--	--	--

Goals and Objectives

Open space and recreation goals for Back Bay/Beacon Hill/Bay Village can be summarized as follows:

1. To preserve and restore the "Emerald Necklace", the historic Olmsted Park system, including Boston Common, Public Garden, Commonwealth Avenue Mall.
 - A. Continue restoration of park facilities:
 - the replacement and care of trees (particularly Commonwealth Avenue Elms)
 - monument/statue restoration (Shaw Memorial, Information Center Fountain)
 - walkway repair (Boston Common/Public Garden)
 - fence repair (Boston Common)
 - B. Enforcement of park/sanitary regulations (Public Garden regulations/dog-litter ordinances)
2. To maximize opportunities for development and expansion of new open space areas in these high density neighborhoods. Develop additional open space areas:
 - Beacon Hill - Temple Plaza and Grove Square
 - Square Vest Pocket Park
 - State House Park

 - Back Bay - Dartmouth Street Mall Extensions 1 and 2
3. To maintain and expand recreation facilities and programs.
 - A. Examine the need for additional or improved recreation programs.
 - B. Develop additional recreation facilities
 - Back Bay Tennis Courts
 - Bicycle Trails
4. To devise innovative approaches to open space management.
 - A. Improve and expand municipal maintenance capabilities.
 - B. Develop community maintenance program - Clarendon Street Playground.
5. To work closely with neighborhood groups in determining open space and recreation priorities.

- periodically update open space and recreation plan in consultation with various neighborhood groups.
- 6. To maximize value and use of existing open space areas.
 - A. Redesign and reconstruct underutilized areas: Copley Square, Dartmouth Street Mall.
 - B. Improve access to open space areas: Charles River Embankment.

Five Year Action Plan

A. Areas to be Developed

1. State House Park. Restoration. Beacon Hill. State House parking lot at Mt. Vernon, Derne, and Bowdoin Street. This .3 acre site is presently used as a parking lot for the State House. This area was originally developed as a park and still contains the historic Bulfinch obelisk and attractive iron gateway. This site should be developed as an attractive green space and sitting area for office workers and students and nearby residents of this densely developed area. State House parking needs should be met in existing underground garages. Reduction of parking in the State House area would be consistent with federal and state conservation policies. Funding for this project should come from state or federal sources.
2. Dartmouth Street Mall Extension. Back Bay. Extension of the Dartmouth Street Mall from Copley Square to Columbus Avenue in the South End as part of the Copley Place and Tent City Developments. An extended mall developed in conjunction with these projects provides the opportunity to reinforce Copley Square's function and importance as a focal point, provide an attractive linkage between the South End and Back Bay neighborhoods, enhance the City and the proposed projects, and accommodate increased foot traffic in the area. The Dartmouth Street Mall extension should be financed as part of the development costs of the proposed Copley Place and Tent City projects.
3. Grove Square Park. Beacon Hill. The small dead end portion of Grove Street south of Myrtle Street on Beacon Hill's north slope. Presently no parking is allowed on either side of the Square and there is no heavy, or regular vehicular use. The Square is often used for illegal parking and dog walking and represents an opportunity to improve the neighborhood with a vest pocket park. New paving, trees, bollards and perhaps a fountain would greatly enhance the Square (approximately .05 acres).
4. Dartmouth Street/Esplanade Access. Back Bay. The portion of Dartmouth Street between Beacon Street and Back Street developed as a pedestrian way to improve access and connection between Back Bay neighborhood, Copley Square and the Esplanade. This small stretch of Dartmouth Street is presently used as an exit from Storrow Drive as well as an illegal entrance to the roadway. The Clarendon Street exit ramp from Storrow Drive begins at about the same point as the Dartmouth exit and provides safer vehicular access from Storrow Drive to the Back Bay. A traffic study would be necessary to determine the impact of closing the Dartmouth Street exit. Brick paving and lighting similar to the existing Dartmouth Mall would effectively tie this segment to the existing Mall and improve pedestrian access to the Esplanade footbridge. This project should be developed in conjunction with the MDC.

5. Temple Street Church Plaza. The vacant parcel of land on the Temple Street Mall across from Suffolk University behind St. John's Church, approximately .06 acres in size, provides an opportunity to develop a small sitting area for the large student and residential population in the vicinity. The rear stone wall of the Church provides an interesting textured backdrop for a vest pocket park which could be further highlighted with lighting and sculpture. This project should be undertaken by Suffolk University in conjunction with St. John's Church.
6. Commonwealth Avenue Mall Restoration. The Commonwealth Avenue Mall divides the Back Bay in half stretching from the Public Garden to Kenmore Square comprising about 14 acres. Considerable restoration of this historic open space has been undertaken during the past few years through the combined effort of the City, private individuals and organizations. Additional improvements should be initiated to restore the Mall at Berkeley Street by removing the traffic turn lanes, to plant additional trees where needed (about 90 trees), to complete the underground watering system, and to light the Mall statues.
7. Copley Square Redesign. Copley Square as it presently exists was constructed about ten years ago to function as a major civic square and focal point of the Back Bay. The design of the square has proved to be less successful than anticipated primarily due to the high cement walls that surround the square, blocking visual and pedestrian access and limiting the square's attractiveness, use, and safety. The business and residential communities in Back Bay have been unhappy with the square which has become a hangout for street people and others and has not become the civic asset hoped for. Redesign of the square in conjunction with civic groups and businesses and institutions could address the square's shortcomings and allow the square to reach its full potential.

B. Recreation Facilities

Due to space limitations, opportunities for additional recreational facilities are few in the neighborhood. Large facilities such as baseball, softball and football fields and tennis courts have been developed on Boston Common and the Esplanade. Space is available in these parks for additional facilities, however, both areas are heavily used and competing demands for limited land must be evaluated. The greatest need for recreation facilities appears to be in the Back Bay. The possibility of constructing tennis courts on the Esplanade in the vicinity of Clarendon Street should be explored.

The feasibility of establishing a system of bicycle paths in the downtown area connecting with the existing paths on the Esplanade should be examined both as a recreational resource and as an alternative method of transportation for area residents. Properly marked bicycle lanes and controls as well as citizen education and enforcement of traffic laws would greatly enhance use, safety, and provide an opportunity to reduce auto traffic.

C. Maintenance and Rehabilitation

Open space and recreation facilities in Back Bay/Beacon Hill/Bay Village are generally in very good condition. Many areas have recently been rehabilitated or in some cases are new such as the Clarendon Street Playground. The Boston Common, Public Garden and Esplanade have been substantially restored during recent years. Additional needs to be met in these areas include tree care and replacement, continued restoration of historic monuments such as the Shaw Memorial on Boston Common, various fountains such as the one at Statler Park and the Boston Common fountain at the Information Center on Tremont Street, and repairs to the Boston Common fence along Beacon Street.

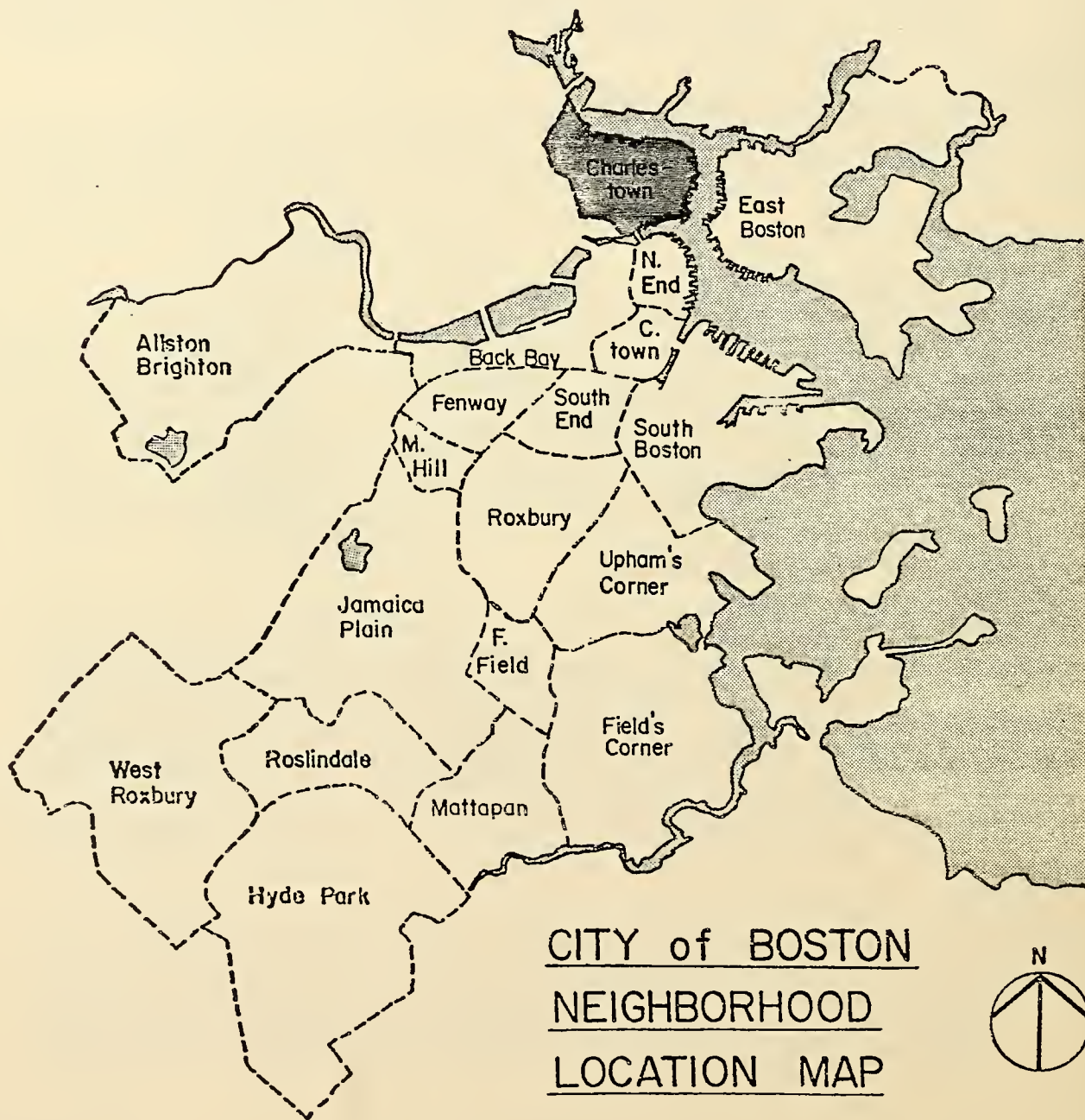
Basic park maintenance is generally adequate but could be improved with more sensitive care of park areas, particularly the historic park system. Additional trash containers in some of the more heavily used areas such as the Common, would also contribute to an improved appearance of open space. Upgraded tree care, particularly of fragile elm trees on the Commonwealth Avenue Mall and elsewhere, should be encouraged.

Community maintenance of small neighborhood open space should be encouraged. Such an opportunity exists for the Clarendon Street Playground where the Neighborhood Association of the Back Bay (NABB) is willing to enter into an agreement with Parks and Recreation (when the Public Facilities Department turns the park over to Parks and Recreation) for everyday maintenance of the facility. NABB has already contributed money and volunteers for park maintenance in the interim period and a long-term arrangement in which Parks and Recreation is responsible only for major repairs is possible. Similar arrangements for the play areas on Beacon Hill should be explored.

D. Security and Enforcement

Security and enforcement regulations to protect park areas are a continuing problem. Special police patrols on a regular basis or establishment of a park police force should be considered. Priority should be given to the Public Garden which contains numerous statues and monuments as well as fragile plant materials. Posted regulations at the entrances to the Public Garden are not enforced and are regularly violated. A program to enforce special regulations such as those for the Public Garden as well as dog and litter ordinances would greatly improve the appearance and quality of these heavily-used open space areas.

CHARLESTOWN



CHARLESTOWN NEIGHBORHOOD

Charlestown can be divided into four smaller neighborhoods, each with some distinctive characteristics and concerns, as shown on the sub-area map.

A. Breed's Hill-Town Hill

The Breed's Hill-Town Hill area is in the southern section of Charlestown and includes City Square, which is the entrance to the town from Boston, and three historic parks, the Bunker Hill Monument, John Harvard Mall and the Training Field. Breed's Hill includes the traditional center of commercial activity, Thompson Square, as well as the new shopping center.

The Town Hill area is listed on the National Register of Historic Places as the streets are among the oldest in Boston. Residences in the area are predominantly three and four story brick rowhouses built in the nineteenth century. In recent years, the Breed's Hill-Town Hill area has experienced the greatest influx of new residents coming into Charlestown. Many of the larger houses in the area, which had been converted into rooming houses during the periods of booming activity in the Naval Shipyard, are now being reconverted into one, two and three family dwellings.

B. Bunker Hill

The Bunker Hill area is located to the northwest of Breed's Hill-Town Hill and includes the new fire station, the Ryan and Doherty Playgrounds, the recently completed low and moderate income housing development, Mishawum Park, as well as a variety of industrial uses.

The Bunker Hill area contains most of the one and two family dwellings in Charlestown. Most of the residences are two, three and four story rowhouses, and the majority of the buildings are in good or fair condition. The open space resources available to this sub-area include the Ryan and Doherty Playgrounds and all three of Charlestown's Urban Wild Sites - Schrafft's Cove, located behind Schrafft's Candy Company and the Charlestown and the Mystic Overlook off Mead Street. The remaining open spaces include small neighborhood playgrounds and fairly well distributed throughout the neighborhood.

C. The Neck

The Neck area is the extreme western section of Charlestown, bordering Somerville, physically separated from the rest of the town by Cambridge Street and Rutherford Avenue. It includes some industrial land, some automobile-oriented, commercial development along Cambridge Street, and a very small residential neighborhood. With the exception of the Caldwell Street Park, which has basketball facilities, this sub-area completely lacks adequate open space facilities.

D. Little Mystic

The Little Mystic area is in the northeast section of Charlestown and contains the Bunker Hill Housing Project, the Charles Newtowne housing development, the Kent Community School, and Boston's primary container-port, Moran Terminal. This sub-area enjoys the best and most spacious of open space facilities in Charlestown with the new Charlestown High School and adjacent Quinn Athletic complex with tennis, football, track and indoor facilities. In addition, Barry Playground and the recently constructed 17 acre "Shipyard Park" located in the Charlestown Naval Shipyard which will be open to the public soon offers a variety of recreational uses. Those remaining open space facilities within the Bunker Hill Housing Project, have been grossly neglected from a maintenance standpoint for some time now and require immediate attention.

Land-Use Patterns

Charlestown was settled five years before the City of Boston was established (1630) and the predominant land use along the waterfront was ship related. Over the years Charlestown's ties with the sea have not been severed and today the Moran Terminal services large supertankers. However, the residential community today is "sandwiched" by a ring of industrial uses and several major highways which restricts the community's access to the waterfront to satisfy their open space needs. With the exception of the recently constructed Shipyard Park within the Charlestown Naval Shipyard, the Quinn Athletic Complex and the existing Ryan Playground, the majority of open space facilities in this small but densely populated neighborhood average between one-half acre to an acre and a half.

Housing

Seventy (70%) percent of Charlestown's housing structures are owner-occupied, comparable to the City average of 72%. The owner occupancy rate would be much higher if only private housing were included in this figure; 25% of Charlestown's housing units are public housing.

Two major housing developments -- Charles Newtowne and Mishawum Park -- contain 519 units of low and moderate income housing. The Bunker Hill Housing Project, the only major public housing development in Charlestown, contains approximately 1,100 units and presents particular problems because of its deterioration due to age, insufficient maintenance and vandalism. Additional publicly assisted units are scattered throughout the neighborhood.

Transportation

Charlestown's proximity to the downtown area is such that residents can ride bikes or walk. Transportation via the MBTA is also available, but although the relocation of the Orange Line from Main Street to the western side of Charlestown has eased congestion and traffic problems on Main Street, it has also made it more difficult for commuters to get downtown quickly. For the most part, recreation users walk or drive to a neighborhood recreation facility.

Needs Assessment

The small neighborhood of Charlestown is the location of large land areas devoted to industrial or transportation uses around its periphery and as a result the population density rate (1970 U.S. Census) which is 14 persons per acre, does not accurately reflect the actual rate. According to those census figures, Charlestown ranked 11 out of 13 Boston neighborhoods according to density. However, given Charlestown's small but densely populated residential area, this district's open space needs rank among the highest of City's neighborhoods.

As the 5-19 age group constitutes the most frequent park-playground users, an evaluation of the open space needs of this group is warranted. According to the 1970 U.S. Census, for 0-9 years old, they accounted for a total of 2,687 children or 17.5% of the population; and for ages 10-19 a 3,125 total or 20.3% of the total population combines these two groups for 5,812 persons or 38% of the Charlestown population. The number of those in the 10-19 group ranked second in the City and combined with the 0-9 years group which ranked 5th. The population count of those elderly, 60 years and over, was 2,457 persons or 15% of the total population. The elderly are frequent users of sitting areas within the parks. Charlestown's major recreation needs lie with its large youth population and its elderly.

Until recently, the open space resources available to Charlestown's youth and elderly have been inadequate. Before, the only parks of any significant size were the Barry and Ryan Playgrounds and the remaining recreation facilities were divided among very small neighborhood playgrounds and special indoor facilities like the Boy's Club, Charlestown High School, and elementary school gyms. Given Charlestown's population of 17,000, there was a noticeable shortage of softball diamonds, tennis and basketball courts, neighborhood parks, etc. Today with the recent construction of the new Quinn Athletic Complex and the new Charlestown High School the gap between recreational needs and existing facilities has narrowed. The opening of the 17 acre Shipyard Park at the Charlestown Naval Shipyard will also provide Charlestown residents with reclaimed waterfront access.

Despite the inclusion of these two new aforementioned facilities, Charlestown's total open space acreage is currently 56 acres whereas the National Open Space Recreation standards call for 10 acres per 1,000 persons or an additional 114 acres for a total of 170 acres to meet Charlestown's needs. Charlestown currently only has a little over 3 open space acres for every 1,000 in population.

According to the open space statistics generated for their report, as compared to the National Open Space/Recreation Standards this district currently meets the baseball diamonds and 25 meter swimming pool requirements. However, Charlestown only has one-third the required open space recreation acres and needs additional basketball, tennis, softball, 50 meter pool - active recreation facilities. Given the high density of buildings in Charlestown and the limited amount of space available, the only locations

possible for additional active recreational use would be on existing parks such as the Ryan Playground, available vacant BRA-owned property, and at the Bunker Hill College site.

Maintenance of parks is a big problem in Charlestown as almost one-half are in poor to good condition. Experimentation with residential management programs should be examined at Winthrop Square, and especially within the Bunker Hill Project. The new Shipyard Park at the Charlestown Navy Yard could use a combination of Shipyard Park and community residents for a maintenance program.

All three of Charlestown's Boston Urban Wilds sites are not currently receiving the type of maintenance they deserve either because they are BRA owned or are in private hands.

Open Space/Recreation Standards
Charlestown

<u>Standard/ Facility</u>	<u>1,000 People</u>	<u>Need</u>	<u>Existing</u>	<u>Deficiency</u>
Baseball diamonds	1 per 6,000	3	6	0
Softball diamonds	1 per 3,000	6	3	3
Tennis courts	1 per 2,000	9	5	4
Basketball courts	1 per 500	34	15	19
Swimming Pool (25 meter)	1 per 10,000	2	3	0
Swimming Pool (50 meter)	1 per 20,000	1	0	1
<u>Open Space</u>	10 acres per 1,000	170 acres	56 acres	114 acres
Playlots/Vest pocket parks	1 per 250-1,250	14	13	1
Neighborhood parks	1 per 2,000-,1000	2	3	0
District parks	1 per 10,000-50,000	1	1	0
Large urban parks	1 per 50,000	-	-	-
Regional parks Serves entire population		-	-	-

Goals and Objectives

Open space and recreation goals and objectives for Charlestown can be summarized as follows:

1. To preserve and restore designated Boston Urban Wild Sites.
 - A. Mystic and Charlestown overlook - transfer of these properties to Boston Conservation Commission for continued preservation.
 - B. Schrafft's Cove - surrounded by industrial uses and located in the polluted Mystic River, property needs to be addressed from an environmental standpoint.
2. To continue restoration and preservation of existing open spaces.
 - A. Continue restoration or rehabilitation of properties owned and maintained by the U.S. National Park Service - U.S. Constitution Park and the Bunker Hill Monument.
 - B. Bunker Hill Monument needs windows replaced or restored, water leakage sealed, sidewalks repaired, some painting and fence repairs.
 - C. Doherty Playground - this Olmstead designed park needs particular maintenance to the rear section which slopes down to Medford Street.
 - D. Continue restoration of the U.S. Constitution which is located adjacent to the Charlestown Naval Shipyard which provides needed water front access to both residents and tourists alike.
 - E. Enforcement of appropriate security measures by National Park Department and Boston Parks Department at the aforementioned parks.
3. Maximize development and expansion opportunities of new open space area.
 - A. Examine vacant BRA-owned properties that are not slated for commercial-residential-industrial development for new open space uses.
 - B. Utilize a portion of the new "City Square" under the Northern section of the Central Artery for open space and transfer to appropriate department either the Boston Conservation Commission or Boston Parks Department once completed.
4. Maintain and expand recreational facilities and programs.
 - A. Examine BHA parks which have been excessively vandalized or abandoned and maintain and increase open space facilities for project residents.

- B. Link new Union-Rutherford playground across discontinued Rutherford Avenue with Emmons (HDC) Skating Rink.
 - C. Provide better access to the new Charles River Dam Park so that Charlestown residents can fully utilize this facility and cross over to the other side of the Charles River.
 - D. Examine the need for additional or improved recreation programs.
 - E. Maintenance of the Charlestown Naval Shipyard Park by a combination of Shipyard Park and community residents.
5. Devise new and innovative approaches to open space management.
- A. Improve and expand municipal maintenance capabilities.
 - B. Develop neighborhood maintenance program at Winthrop Square, and tenants program at the Bunker Hill Housing project.
6. Work closely with Charlestown community groups in determining open space - recreation level needs and future sites.
- A. Update open space and recreational plans in consultation with concerned community groups and residents.
7. Upgrade or reconstruct grossly-neglected and underutilized open space areas such as the Bunker Hill Housing project playgrounds, Decatur Park, the B.H.A. Playground under the Tobin Bridge.

Five Year Action Plan

A. Areas to be Acquired (or transferred)

Mystic and Charlestown Overlook - Urban Wild Sites owned by the BRA have a slope which defies most construction and these properties are not adequately maintained. They should be transferred to the Boston Conservation Commission for proper maintenance.

Schrafft's Cove - This area should be examined further to see whether the owner of the property (Schrafft's) is actively using this part of their property or would be willing to transfer this property to the Boston Conservation Commission.

B. Areas to be Developed

Ryan Playground - Although this 12.2 acre park appears to be adequately utilized, there is still some room for additional active recreation facilities like - basketball or tennis courts.

Bunker Hill Community College - The BRA has preliminary plans to sell some 13 acres of BRA property to the BHCC for open space facilities.

Mt. Vernon Street Totlot - This small totlot owned by Massport on the corner of Mt. Vernon and Lowney Way needs total reconstruction. Massport recently removed the benches next to the asphalt areas. Previously, this totlot was used by neighborhood parents with young children as a sitting-play area. Neighbors and abutters would like to see their lot reconstructed.

Emmons Street Playground - The discontinued Rutherford Avenue between the Emmons-Horrigan Rink and the recently constructed Emmons Playground could be utilized for passive recreation and not used for rink parking.

City Square - As part of the Northern portion of the Central Artery project, City Square will be completely redesigned and there are indicators that a portion could be utilized for passive recreation.

Tremont Street - a large vacant BRA-owned lot exists off Tremont Street portion of which the community has been interested in for both gardening and recreational uses. This property should be examined for both uses and, if feasible, acquired (or leased) and managed by a community group.

C. Programs to be Provided

Additional Boston Parks and Recreation programs for young children need to be established at Ryan Playground, Emmons Street Playground, Quinn Athletic Complex as only the Doherty and Barry Playgrounds have programs in operation.

D. Security and Enforcement

As vandalism continues to take a larger bite out of recreational budgets, special police patrols dispatched to facilities such as the new Lt. Quinn Athletic Complex and fields, Bunker Hill projects, John Harvard Mall and Winthrop Square would reduce vandalism.

The Bunker Hill Monument and U.S. Constitution Park which are owned and maintained by the U.S. National Park Service, need continued security efforts to reduce vandalism.

E. Operation and Maintenance Activities

For the most part, the Boston Parks Department maintenance crews, which are responsible for thousands of acres of recreational space has done a creditable job but at some parks and playground locations in Charlestown experimentation with community maintenance programs could produce better results. For example, the John Harvard Mall, Doherty Playground, Winthrop Square, Barry Playground and Bunker Hill project could use such programs, and also the new 17 acre Shipyard Park at the Charlestown Naval Shipyard which will be open soon to both community residents and tourists alike. This park will include boating facilities, sitting, picnicking and strolling area along the waterfront adjacent to the U.S. Constitution. The BRA is investigating the possibility of combining both future shipyard tenants and community groups in the maintenance of their facility.

FIVE YEAR ACTION PLAN

Areas to be Acquired

- A. Mystic and Charlestown Overlook
- B. Schrafft's Cove

Areas to be Developed

- A. Ryan Playground - active recreation additions
- B. Bunker Hill Community College - active recreational additions
- C. Mt. Vernon Street Totlot
- D. Emmons Street Playground - Horrigan Park - passive recreation
- E. City Square - passive recreation
- F. Tremont Street (BRA Owned) - passive or active recreation

Programs to be Provided

Additional Boston Parks and Recreation programs for neighborhood youths need to be established at Ryan Playground, Emmons Street Playground, and Quinn Athletic Complex.

Security and Enforcement

- A. Improve police patrols to reduce vandalism at the Quinn Athletic Complex, Bunker Hill project, John Harvard Mall and Winthrop Square.

Operation and Maintenance Activities

- A. Experimentation with community maintenance programs at John Harvard Mall, Winthrop Square, Doherty Playground, Barry Playground, Bunker Hill project and the new "Shipyard Park" at the Charlestown Naval Shipyard.

CHINATOWN / SOUTH COVE



CHINATOWN/SOUTH COVE NEIGHBORHOOD

Land Use Patterns

Located within a light industrial area near the center of Boston's downtown commercial and entertainment area, the Chinatown/South Cove neighborhood is characterized by four to seven-story warehouses, a small number of brick rowhouses and older, medium-rise office buildings. Its central location, near regional expressways and transportation, has resulted in major real estate takings (by the State, Massachusetts Turnpike Authority and Tufts New England Medical Center) and the displacement of many Chinese families and businesses. The problem of a small land base is further complicated by private and institutional development within the neighborhood and its borders.

Housing

Because of the high cost of real estate in the area, Chinatown is densely developed with little open space available for recreation, yet Chinatown is home for about 5,000 people, many of them children. Although population counts are difficult to verify due to factors of language and non-participation in formal census counts, it is believed that the density in Chinatown is the highest of all Boston neighborhoods. The percentage of overcrowding in household units, 78% in Chinatown, is far in excess of any other neighborhood in the City. In other words, 78% of the household units in Chinatown have more than one person per room, excluding the bathroom. The quality of the housing stock is also a problem with 22% of Chinatown's housing units considered dilapidated or deteriorated and 50-70% of the existing units in need of substantial rehabilitation in excess of \$1,000.

The recent relaxation on Asian immigration has compounded the housing shortage, creating an even greater need for inexpensive and subsidized family units. As long as Chinatown/South Cove continues to be the major entry point for Asian immigrants to New England, the population density will continue to be high and open space demands will continue to increase.

Needs Assessment

Chinatown suffers from a general deficiency of open space, both active and passive. Compared with the national standard of ten acres/1,000 people, Chinatown falls far short with only .60 acres/1,000 people. As the population increases, so will the need for both kinds of open space.

The lack of open space in Chinatown/South Cove is a serious problem which has physical, social and economic ramifications. With a population density of 120.5 persons per square acre, the small amount of open space cannot begin to adequately serve all the community. Even using the 1975 estimated population of 2,800, the density of Chinatown is still the highest of Boston's neighborhoods, 69.6 persons per square acre. Ambient air quality is particularly poor in Chinatown and residents show a high incidence of tuberculosis. Beach Street, the main commercial street in Chinatown, is crowded with delivery vans loading and unloading groceries, vans picking

up Chinatown residents working in outlying restaurants, through traffic using Beach Street to bypass congestion on other downtown streets, as well as pedestrians stopping to chat in the street because there is no convenient space for social conversation.

Economically, the lack of open space detracts from the neighborhood, discouraging tourists and other Bostonians from patronizing the commercial establishments in the area. With the majority of employable male residents working in the restaurant industry (75%), the economic well being of many Chinatown families depends on the continued success of the restaurants in the area. An open space area in the retail core of Beach Street might entice more shoppers into the area, resulting in increased sales for Chinatown merchants.

The only open space developed for outdoor recreation activities is Pagoda Park. Completed in 1974, it has accommodated volleyball and basketball activities for the community. In the summer of 1978, Pagoda Park accommodated all the basketball and volleyball activities due to severe damage to the YMCA gymnasium facility. Pagoda Park's major problems stem from its proximity to the Southeast Expressway: access to it is dangerous and awkward and air quality is poor. In addition, the basketball and volleyball courts are of non-regulation size. When the community athletic clubs wish to sponsor invitational tournaments, they are hesitant to do so without regulation size facilities. Regulation size courts do exist at the YMCA and Quincy Community School, but there is only one court at each and the seating capacity is limited.

The Boston Common, about one-quarter mile away from Chinatown, is equipped with tennis courts, basketball courts and baseball diamonds. Although technically within the quarter mile "standard user radius" the general perception of its distance is much less encouraging. The Adult Entertainment District lies between the two areas, acting as a physical and psychological barrier.

In April, 1979, the South Cove YMCA re-opened their gymnasium facility, "The Bubble" after it had been severely damaged in the February storm of 1978. The gym is approximately 1,000 square feet with one regulation size basketball court, locker rooms, bathrooms, and a drop-in center. At present, it is operating at full capacity and is used by the community and Tufts personnel.

Passive areas are also sorely lacking. The \$600,000 Elliot Norton Park is a passive recreation area located on the edge of the South Cove and is accessible to the residents of Mass Pike Towers. However, it does not serve the bulk of the Chinatown population, the design of the space is unappealing and maintenance is very poor. The need for passive areas in Chinatown is apparent from the number of people in the community who meet on the crowded sidewalks for conversation and spill out onto the street.

With such a lack of open space areas, all user needs are not adequately being met. This is especially true for the elderly and children. The Greater South Cove Golden Age Center is a human service agency which provides activities and facilities for the elderly in Chinatown and those from outlying areas such as the South End, Allston/Brighton and Brookline. However, its office and facilities in the Quincy Towers need more room to meet the growing demand. Also, with the development of another elderly housing facility near the Elliot Norton Park, the need for elderly services and facilities will increase dramatically.

Likewise for children, there is only one daycare agency that handles pre-school age children. The tot lot which is to be completed in 1980 will be the only facility especially targeted to that age group. In light of the proximity of major highways and busy streets, tot lots and play areas are greatly needed to accommodate children in the neighborhood.

Within the next several years, areas adjacent to Chinatown/South Cove will be experiencing rapid development as Lafayette Place, the Theatre District and the State Transportation Building undergo construction. Construction of Tufts-New England Medical Center's pediatric wing and the U.S. Department of Agriculture's Nutrition Center has begun in the South Cove. These developments will increase the price of real estate in Chinatown, making high rise, commercial development even more attractive. As one of only two ethnic neighborhoods in downtown Boston, it is imperative that the residential nature of Chinatown be reinforced and retained. More importantly for those Asian immigrants and elderly who are monolingual and depend on Chinatown for their social, cultural and residential needs, the quality of life must be improved.

OPEN SPACE AND RECREATION STANDARDS

CHINATOWN

STANDARDS FOR SELECTED FACILITIES*

CHINATOWN-SOUTH COVE

<u>FACILITY</u>	<u>STANDARD/1000 PEOPLE</u>	<u>EXISTING</u>	<u>NEED</u>
Baseball Diamonds	1 per 6,000		
Softball Diamonds (and/or youth diamonds)	1 per 3,000	0	1
Tennis Courts	1 per 2,000		
Basketball Courts	1 per 500	3 outdoor, 1 indoor	3
Swimming Pools - 25 meter	1 per 10,000	1	0
Swimming Pools - 50 meter	1 per 20,000		
Open Space	10 acres per 1,000	.60 sq. acres	9.40 sq.acres
- Playlots	1 per 500- 2,500	1 (poor condition)	1
- Vest Pocket Parks	1 per 500- 2,500	1 (poor condition)	1
- Neighborhood Parks	1 per 2,000-10,000	1 (poor condition)	0
- District Parks	1 per 10,000-50,000		
- Large Urban Parks	1 per 50,000		
- Regional Parks	Serves entire population		

* Source: National Park and Recreation and Open Space Standards,
National Recreation and Park Association, Washington, D.C., 1970.

Goals and Objectives

1. Provide more neighborhood open space areas
 - A. Construction of Gateway at Beach for the Street.
 - B. Reuse of Urban Renewal Parcel R3-R3A for joint recreation/ community service space.
 - C. Encourage joint USDA/T-NEMC development of open space area on Washington Street.
 - D. Develop sitting area on Harrison Avenue.
 - E. Construction of tot lot in Tai Tung Village.
2. Rehabilitate existing areas and upgrade facilities
 - A. Reconstruction of Pagoda Park basket- ball and volleyball courts. Landscaping.
 - B. Rehabilitate Old Quincy School into community service space and landscape schoolyard.
 - C. Install better lights on Quincy School roof. Improve maintenance. Better signage to facilitate access to rooftop play areas.
3. Use open space areas to retain and reinforce residential nature of neighborhood
 - A. Construction of Gateway and sitting areas as mechanism to establish mixed income neighborhood and provide rest areas for residents, workers and shoppers in Chinatown.
 - B. Tot lot.
 - C. Upper Harrison Avenue sitting area for residents in area, catalyst to develop more housing in area.

Five Year Action Plan

A. Areas to be Developed

Parcel R3-R3A

Of high priority to the community is the reuse of the Urban Renewal Parcel R3-R3A into an active and passive recreation area. At present, the parcel consists of three uses: the Boys' Club at 382 Washington Street, the old Pine Street Inn and a parking lot for MBTA personnel. The South Cove YMCA has shown interest in relocating to this site and developing the parcel into an active recreation facility. Other community groups would like to see community services' office space incorporated into the recreation facility. The reuse of R3-R3A is important to the community because should the YMCA relocate to this site, the present site of the YMCA could be developed to meet some of Chinatown's pressing need for housing. In addition, construction of a facility on this parcel and landscaping along Marginal Street would be a buffer between the Turnpike and residential units adjacent to R3-R3A.

The reuse of R3-R3A is dependent on the relocation of the Orange Line and the removal of the elevated tracks that run through the parcel. Until this is done in four to five years, the parcel cannot be developed. Assuming that the Orange Line relocation proceeds as scheduled, the earliest possible date for construction would be late 1985. However, the community, BRA and City should be planning for the eventual reuse of R3-R3A.

Harrison Avenue

To improve the residential and commercial environment in the area north of Kneeland Street, the sidewalks at Philips Square (upper Harrison Avenue) should be extended and trees and benches installed. This would not only create a small green space in the heart of Chinatown's business district, but would also be an inviting connection between Lafayette Place and Chinatown.

The improvements to Harrison Avenue would assist in the City's goal of moving Chinatown toward the Combat Zone and be the first step toward the conversion of Harrison Avenue into a pedestrian mall not unlike the Downtown Crossing project. These modifications would also discourage traffic exiting Lafayette Place from using Harrison Avenue as a major route, which is of great concern to the Chinese community.

Old Quincy School

The Old Quincy School located on Tyler Street was the first school with separate classrooms for each grade level and as such is a good candidate for nomination to the National Register of Historic Places. The community would like to see the school renovated into a community center and the school yard could be landscaped into an open space area in conjunction with the rehabilitation.

The renovation of the Old Quincy School is important to the community as it would provide consolidated space for a number of human service agencies which are now dispersed through the community. The reuse of the school would bring activity back into a building that has been vacant and vandalized since 1975. Its location in the South Cove is a strength as it is in the heart of the residential area of Chinatown and in close proximity to other facilities offering community services. The landscaping of the schoolyard would provide green space in an area that has none, yet houses many children in the nearby 200-unit Tai Tung Village highrise.

Washington Street

Construction of the USDA Nutrition Center and T-NEMC pediatric wing is proceeding at the corner of Kneeland and Washington Street. T-NEMC and the Federal government should be encouraged to jointly develop a sitting area between the Nutrition Center and pediatric wing. The provision of green space near the center of the T-NEMC complex would bring relief to this section of Washington Street which will soon be lined with high rise structures and bridged by a two to three story air rights structure. The projected completion dates for the Nutrition Center and pediatric wing is 1981, thus this idea must be pursued now to be realized.

Chinese Gate

Construction has started on the Chinese Gateway at Beach Street and the Expressway. Given as a Bicentennial gift to the Chinese community by the Taiwan government, the Gateway will serve to define the neighborhood and be a backdrop for special events. In addition to the Gateway itself, two landscape areas will be constructed adjacent to the Gate. In order to construct one of the sitting areas, Edinboro and Kingston Streets must be discontinued and 953 square feet of private property must be purchased to allow an ample turning radius for the new street alignment.

The Gateway may be a catalyst for merchants to refurbish their shops and its placement in a landscaped setting is expected to stimulate the conversion of underused mercantile buildings to housing for residents of varied income. Attracting upper income people back to live in Chinatown is a major objective of the community so that the neighborhood will have a broader income mix and Chinatown will no longer be home for those who cannot afford to move elsewhere.

B. Recreation Facilities

New Quincy School

Open in 1975, the new Quincy School at Oak and Washington Streets is the product of community participation and innovative design. It has become the center of many community activities and service agencies. The gymnasium and swimming pool on the ground floor are well used, however, the rooftop play area remains underutilized and poorly maintained.

An improvement program for the rooftop area should be developed. Although one of the larger facilities in the Chinatown area, it is not being used due to poor lighting which has made it hazardous to use at night, poor maintenance of equipment and grounds and its isolated location on the roof of a three story building. A simple program of lights, improved maintenance and better signage would help in making the new Quincy School rooftop attractive to children in the community.

Acorn Daycare Tot Lot

With a Community Development Block Grant from the City of Boston, the Acorn Daycare Center and Tai Tung Village have started development of a tot lot/play area to be constructed in the courtyard of Tai Tung Village. This will be the only such facility in Chinatown.

C. Maintenance and Security

Pagoda Park

Immediate attention should be given to the rehabilitation of Pagoda Park. As the largest basketball and volleyball facility in the neighborhood, Pagoda Park is extremely well used in the summer by the athletic clubs and residents of the Chinese community. Because it is the site of annual volleyball tournaments, the courts need to be upgraded to regulation size. In addition, maintenance needs to be improved such as the provision of more trash barrels and outdoor lights. Litter collects in and around the park because it is adjacent to the expressway, thus crews should monitor the park more frequently. Landscaping and tree planting along the Turnpike would help to buffer the play area from the expressway traffic.

SUMMARY CHART

RECOMMENDATION

Construction of Recreation/Community Facility on
Parcel R3-R3A

Reconstruction of Pagoda Park

Construction of Harrison Avenue Sitting Area

Conversion of Old Quincy School into Community
Facility/Community Agency Office Space

Washington Street Sitting Areas
(USDA and T-NEMC)

Quincy School Rooftop Improvements

Chinese Gateway and Sitting Areas

Acorn Daycare Tot Lot

EAST BOSTON



CITY of BOSTON
NEIGHBORHOOD
LOCATION MAP

EAST BOSTON NEIGHBORHOOD

From 1835 to 1915, East Boston developed as an industrial and shipping community where goods were transferred between ships and trains that connected to all of the manufacturing centers of New England. The major physical changes since 1915 have been the growth of regional transportation facilities, particularly the tunnels, McClellan Highway and Logan Airport. East Boston is now faced with adapting the physical environment which it has inherited to the needs of a modern residential community.

Land Use Patterns

Land uses within East Boston reflect the history of the neighborhood and the local and national economy. Much of the once active waterfront area is vacant, land along the old rail beds is unutilized or used in a manner that is counterproductive to accomplishing long-range recreational and open space planning goals. The zoning of the neighborhood needs analysis and modification and the encroachment of airport-related uses on the residential section needs to be controlled. The commercial/ retail centers are well situated but need to be revitalized and strengthened and additional open space in this densely populated neighborhood is essential.

East Boston like many other neighborhoods can be divided into sub-areas. While collectively they share the common problems of the neighborhood, they also have their own local needs and identity, whether it be associated with an area, a parish or a particular geographic feature. It is not uncommon for residents of a specific sub-areas to identify where they live by the common local designation rather than the name of the overall neighborhood. While there might be an even finer breakdown within these areas the six most often identified sub-areas are:

A. Jeffries Point

Jeffries Point is at the southern end of East Boston and is bounded by the Penn Central Railroad on the west, Porter Street and Logan Airport on the north, and Boston Harbor on the south and east. It is one of the oldest and most densely settled areas in the community. Two and three decker rowhouses cover the hill between the airport and Marginal Street. From the southern side of the hill there are exceptional views of the city skyline and harbor activity. Although not subject to overflights, Jeffries Point residents are affected by helicopters, aircraft ground noise and fumes from the airport.

Since Massport's commitment to not expand further into residential areas, modest to major rehabilitation and renovation of housing stock is now taking place. The development of the 4-acre \$1,000,000 Jeffries Point Park has also increased neighborhood pride and confidence.

Airport related industries are scattered along the waterfront. Bethlehem Steel and Piers 1-4 are vacant and underutilized. Because many of the old waterfront industries have given way to less intensive uses, attention has recently focused on reuse of this important waterfront property. While this property is still owned by Massport, negotiations for divestiture are

underway. The way this waterfront area is ultimately utilized is viewed by many as being one of the most critical of East Boston's planning concerns and one that will have a major impact on the direction and growth of this sub-area and all of East Boston in the future.

B. Central/Maverick Square

Central/Maverick Square lies between Jeffries Point and the Inner Harbor. Central Square is in many ways the nerve center of East Boston. It has a modern shopping plaza, a wide variety of stores and convenient parking. In the center of the square is a park and nearby are a library, a neighborhood health center and several other public facilities. Maverick Square is just a few blocks south of Central Square on Meridian Street. Although smaller than Central Square, it has an MBTA station, Little City Hall, convenience shops and a number of restaurants and bars which attract people from nearby neighborhoods. As a result of new housing developments on the waterfront, its importance will be increasing in the future.

The residential neighborhoods between the two squares include the 414-unit Maverick Housing Development and 3-story brick or frame rowhouses with straight front or bay windows. Almost 75% of the homes in this area are in need of substantial repairs but some rehabilitation and a good deal of new housing development is occurring. The City is in the process of developing an 11-acre waterfront park, a new fire station has been constructed and the 300-unit elderly and family Heritage Apartment Development has been completed. The historic Woodbury Building in Maverick Square has been renovated and provides 13 new units of housing with commercial space on the first floor. An important issue is the future development of the vacant waterfront property next to the Heritage Apartments (NDP II) and the vacant parcel known as the "Old Boston East" site on Border Street.

C. Eagle Hill

Eagle Hill is located north of Central Square and Bennington Street and runs from the Inner Harbor to the Chelsea Creek/Day Square area. The neighborhood is characterized by three decker rowhouses which have been occupied by the same families for several generations.

The new Mario Umana School on Border Street has recently opened as a citywide technical school with its recreational and educational facilities open to all residents. The East Boston High School is also located in the Eagle Hill section.

There is a severe need for additional open space and recreational areas to serve the residents of Eagle Hill. Increasing interest has been expressed in the possibility of acquiring the old Boston Sand and Gravel site along Condor Street to provide waterfront access and partially meet the open space need of the area. Local residents have recently formed the Condor Street waterfront preservation fund and are securing individual and company contributions to purchase this site. The parcel has been designated as a "Boston Urban Wilds" site and efforts to protect this natural area are now underway with the assistance of the "Natural Areas Fund".

D. Paris Street Flats

Paris Street Flats is a triangular area bounded by Porter, Bremen and Bennington Streets. Two of its sides are further defined by the East Boston Expressway and the Penn Central Railroad. Most of the homes in this neighborhood are three and four story rowhouses with little or no open space. A high percentage of them are in need of substantial repairs.

MBTA service is available at Airport Station but direct access is difficult. The primary recreation facilities that serve the residents of Paris Street Flats are the Paris Street gym, playground and indoor pool. The East Boston Stadium is also near the neighborhood but access is extremely difficult. This recreational area is separated from the residential neighborhood by the transit line and railroad tracks and surrounded by Massport ramps and roadways.

E. Harbor View

Harbor View extends along Bennington Street from Day Square to Orient Heights. Although sometimes confined to that section east of Day Square and south of Bennington Street which really has a "harbor view", or definition also includes the Neptune Road area. One and two family homes constitute half of all the dwelling units in the neighborhood. Most homes have yards and many of the streets are lined with trees. The Neptune Road area, once the entrance to Wood Island Park designed by Frederick Law Olmsted, reflects the once stately character of the neighborhood's past. However, the homes are not being maintained as they once were due to the uncertain future of the area.

F. Orient Heights

Orient Heights at the northeastern end of East Boston is characterized by the prominent hill (Breed's Hill), on the northwest side of Bennington Street and the gently sloping topography leading to the Baywater shore southeast of Bennington Street. The neighborhood is bounded to the west by the Chelsea Creek and to the east by Belle Isle inlet. To the north is the City of Revere and to the south is filled land below Boardman Street (Noyes Playground/Brandywine Village area).

Orient Heights is a pleasant residential community with sloping, quiet streets and one, two and three family homes with small yards and beautiful views in all directions. Although it includes the 354-unit Orient Heights housing development, one and two family housing comprise 44% of the dwelling units, and 38% of the structures with 1-4 units are owner-occupied. The 1970 median income of \$9,400 is the highest in East Boston and only 18% of its dwelling units need substantial repairs. The major recreational/open space areas in the Orient Heights section include Constitution (Shea) Beach, Louis E. Porrazzo Rink, and Noyes Playground.

Transportation

East Boston is served by the MBTA Blue Line with stations at Maverick Square, Airport, Wood Island, Orient Heights and Suffolk Downs. The rest of the district has MBTA bus service. The availability of this public transportation provides easy access to all open space/recreation areas in the neighborhood. In addition, East Boston can be reached by automobile via the tunnel and the McClellan Highway.

Needs Assessment

Over the years, East Boston has lost many of the amenities that made this neighborhood such an attractive and enjoyable place to live. The trees that once lined many streets are now gone, American Field was taken for Postal operations, and Wood Island, the 65-acre park designed by Frederick Law Olmsted, has been taken by Massport for a runway. East Boston residents have only half as much open space per capita as the rest of the City.

A. Vacant Lots

While vacant land does exist within the community, much of it is in small parcels scattered throughout the neighborhoods. The presence of this open space is often the result of demolition, necessitated by abandonment, tax default, or fire damage. Many of the single parcels have been sold to abutters and provide increased private open space, other lots have been developed into victory gardens or neighborhood parking spaces. Unfortunately, the vast majority of East Boston's vacant lots are underutilized and unprotected. They are often overrun with weeds and used as a place to dump refuse resulting in an eyesore, a haven for rodents and a potential health and safety hazard. Of particular concern are lots whose owners show no interest in improving or maintaining these properties, yet who ask prices too high to permit their purchase by more responsible parties. There is a need to aggressively enforce the housing, health and safety codes in these instances and to investigate other means by which this problem could be addressed.

As previously highlighted, there is also the need for expanded sub-area recreation facilities in the various sections of East Boston. Where appropriate, acquisition and development of these lots should be undertaken to meet the open space and recreational needs of the area.

B. Waterfront

There are considerable amounts of vacant waterfront land in East Boston. Private ownership of much of this vacant land is often viewed as an obstacle to achieving community desires for expanded open space and increased access to the water. However, recent housing was built through working with the private sector to increase public access to the waterfront. While East Boston is a community surrounded by water, it is often difficult and hazardous, if not illegal to gain access to the water's edge. The development of North Ferry Park, Jeffries Point Park and improvements at

Constitution Beach, should ease access problems. The anticipated transfer of Belle Isle Marsh from Massport to the MDC will preserve this natural area and increase resident access. However, there is and will be much pressure to develop the remaining shoreline open space. How the development and use of that valuable resource will proceed is one of the major issues facing the neighborhood and the City. The need for expanded open space in East Boston must be considered in the establishment of any plans, policies or development that effects this critical area.

C. Natural Areas

There are also several natural areas still existing in East Boston that provide sanctuary to wildlife, play an important part in the ecological balance of the area or are of such a unique character that they should be protected and preserved for future generations to enjoy. Again, however, much of this land is privately owned and control or protection and preservation can only be exercised in a limited fashion. In 1976 the Boston Redevelopment Authority inventoried locations throughout the City and cataloged natural areas that should be preserved. Twelve East Boston locations were identified in that report and include such areas as Belle Isle Marsh, Tower Street, Condor Street and the Golden Stairs, to name a few. There is now an on-going effort to preserve these sites through acquisition, regulation, deed covenants, and/or conservation restrictions.

D. Recreational Areas - Discuss Need for Rehab/Reconstruction of Existing Facilities

The need for expanded facilities and programs to maintain existing facilities is very clear to anyone touring East Boston and is in many ways closely aligned with other identified issues such as vacant land/open space and youth activities. As mentioned previously, East Boston has historically suffered great losses of recreational areas. Over the last few years, the City has responded in part by providing substantial funds through Community Development Block Grant monies and capital improvement funds and other State and federal grants for the planning and construction of new active and passive areas such as Jeffries Point Park, and North Ferry Park. Likewise, significant efforts have been made to improve areas such as Brophy Park, East Boston Stadium, Noyes Playground, Sumner & Lamson Street Playground and Prescott Square. However, additional recreational facilities are needed to adequately serve all sub-areas of East Boston, perhaps most notably the Eagle Hill section.

There is also a need for improved maintenance of the existing areas and any new areas that might be proposed. One of the major issues surrounding Parks and Recreation facilities is that following their construction, crisis, rather than preventative, maintenance is carried out. If a timely and comprehensive maintenance program is not undertaken, it takes little time before the "pride of the neighborhood" becomes an eyesore and target for increased vandalism.

Open Space/Recreation Standards
East Boston

Population Ratio Standards*

	<u>Need</u>	<u>Supply</u>	<u>Deficiency</u>
10 Acres/1,000 people	380	94	286
50% Active Recreation	190	86	104
50% Passive Recreation	190	8	182
1 Playlot/1,000 pop.	38	3	2
1 Neighborhood Park/2,000-10,000 pop.	4	2	2
1 District Park/10,000-50,000 pop.	1	1	0
1 Metropolitan Park/50,000 pop.	0	0	0
1 Regional Park/100,000 pop.	0	0	0
1 Baseball Field/6,000 pop.	6	5	1
1 Softball Field/3,000 pop.	13	4	9
1 Tennis Court/2,000	19	13	6
1 Basketball Court/500	77	9	68
1 Golf Course/25,000	1	0	1
1 Swimming Pool-25 Meter/10,000	4	2	2
1 Swimming Pool-50 Meter/20,000	2	0	2

* From: National Park and Recreation and Open Space Standards, National Recreation and Park Association, Washington, D.C., 1970.

+ Based on 1975 State Census of 38,313.

Goals and Objectives

The long range conservation/recreation goals and objectives for the East Boston neighborhood may be summarized as follows:

1. Preserve the remaining natural areas along the community's shore.
 - A. Acquire control through purchase, easements, covenants, etc., of:
 1. Baywater Street Shoreline
 2. Condor Street/Overlook
 3. Don Orione Property
 4. Tower Street
 5. U.S. Naval Reservation
 6. MBTA Extension
 7. Governors Island Cove
 8. Golden Stairs
 9. Wood Island Bay Marsh
 10. Chelsea Creek Meadow
2. Link existing and proposed conservation/recreation areas.
 - A. Establish green belts and shore line walkways, bikeways linking:
 1. Jeffries Point Park and Bird Isle Flats
 2. Belle Isle Marsh, Baywater Street shore and Constitution (Shea) Beach
 3. North Ferry Park and NDP II (Lewis Street Mall)
 4. American Legion Field and Condor Street/Chelsea Creek
 5. East Boston Stadium, Con Rail road Bed, and Massport Piers 1-4

3. Construct additional and much needed recreational facilities in various sub-neighborhoods that are not adequately served.
 - A. Indoor - basketball, gym, handball, meeting rooms, etc.
 - B. Outdoor - sitting (1) Orient Heights, picnicking, boating, totlots, etc. (2) Eagle Hill
4. Increase utilization of existing recreational area and facilities.
 - A. Expand summer programs and year-round program staffing.
 - B. Improve maintenance.

Five Year Action Plan

During the last 10 years, there has been an increasing recognition of East Boston as a viable and vital urban neighborhood. Much has been done in an effort to revitalize this section of the City and yet much more needs to be accomplished in the future. East Boston like no other Boston neighborhood must co-exist with an international airport, major transportation networks, industrial land uses and private waterfront land that encircles it. This often leads one to believe that the area is more of an island than, in fact, it is. The 1977 Hart Poll points out many of the current issues that are of major concern to local residents; providing adequate youth activities and summer programs in an effort to decrease delinquency and related social problems, a generally more attractive and cleaner environment in which to live, expanded employment opportunity and job training, increased park and recreational facilities and better maintenance of existing facilities.

It is important that the City respond to these as well as the other identified issues and needs. While many existing programs addressed these concerns, the Survey results indicate that a more direct, comprehensive and coordinated program be developed and implemented. A piecemeal approach provides the necessary patchwork, but cannot adequately respond to all the needs. In order to be effective, a neighborhood revitalization must be a comprehensive effort.

During the next five years the City must continue to address East Boston's major issues: recreational needs, housing, economic development, and overall land use. But even with directed and concerted effort it is unrealistic to assume that all issues can be resolved within this time frame.

A. Vacant Lots

Large parcels of City-owned vacant land or those that could provide a useful neighborhood amenity should be held by the City and adequately maintained until an appropriate use is agreed upon and realized. The City should continue the vacant lot improvement program (Open Space Management) and support of local non-profit agency sponsored activities such as "Project Pride." However, the City should work toward eliminating the need for vacant lot maintenance programs in areas where adequate open space exists. Emphasis should be placed on the transfer of remaining small City-owned vacant parcels to abutting property owners; thereby providing increased personal open space or parking while at the same time returning City-held vacant parcels to the tax rolls. In conjunction with this, efforts should be made to strengthen the City's ability to regulate the upkeep/maintenance of privately held open space. The City should strictly enforce health and sanitation codes and take court action on owners of private lots which are strewn with debris, unsightly or unsanitary.

Many areas in East Boston are densely populated and multi-story structures predominate. This has resulted in a lack of private open space for play areas for children as well as for adult leisure. City-owned vacant lots (tax-foreclosed parcels) should be developed as vest pocket parks or playlots.

Additional playlots are especially needed in the Eagle Hill and Paris Street areas.

B. Waterfront

Vacant waterfront land is one of East Boston's greatest assets and in the minds of many, its greatest liability. The future of much of this land and pier area has been debated for some time and yet the private ownership of much of this land has resulted in an apprehensive if not negative attitude toward any development being welcomed or accepted by the neighborhood. The entire issue of future waterfront utilization must be analyzed in light of the desires and needs of the neighborhood in addition to those of the City, the region and the State. Work must begin on determining future waterfront use, developing an acceptable long range plan and formulating municipal control mechanisms and plan implementation strategies. Efforts should be directed toward maintaining and improving community access to the water's edge while keeping in mind that it is unrealistic and undesirable to expect that all vacant shorefront property will remain as perpetual open space. However, through controlled and planned development of these remaining areas it would be possible to increase public access and utilization while allowing for development needs, jobs and increased City tax revenues. Incentives could also be used to increase the extent of open space available to local residents such as was the case in Shore Plaza East Housing Development in which waterfront access is available to all residents of East Boston.

Public efforts should be made to secure appropriate waterfront land for public open space. East Boston is a peninsula and yet waterside open space is limited. This recommendation for waterfront land is consistent with the General Plan for the City, the East Boston Waterfront Development Proposal, policies developed by the Metropolitan Area Planning Council, and East Boston Recreational Master Planning Land Use Advisory Council, the Jeffries Point Harborside Neighborhood Association, and the Coastal Zone Management Plan. (The City has recently acquired title to a piece of waterfront property on Border Street and is reviewing various development proposals for other waterfront locations.) The emphasis will be on the provision of community access to the water's edge and/or maintenance of new corridors.

C. Natural Areas

The City must become more cognizant of its remaining scarce natural resources and take positive steps toward implementing the Boston Urban Wilds Program. Negotiations should take place between owners of designated properties and the City for transfer of lands, outright purchase, easements, or covenant restrictions that will preserve these irreplaceable resources for the benefit and enjoyment of all residents. In some instances such action should proceed with a dual purpose and thereby accomplish a dual objective

of area protection and the meeting of local recreational needs. For example, access to the waterfront and water oriented activities should be provided for the northern areas of East Boston. Land on Condor Street now vacant and owned by a private firm should be acquired. This is a first priority recommendation as waterfront access is currently unavailable to the residents in this densely settled residential section and the possibility exists to expand the adjacent American Legion Playground to the water's edge.

Ruth Street, a public way in East Boston, connects Webster Street, in the vicinity of Brophy Park, with the Marginal Street waterfront. The street drops off to a series of steps called locally "The Golden Stairs". These stairs were once used by workers in the shipyards along Marginal Street. The steps are significant historical and aesthetic assets and should be preserved. From the top of the steps, views of the Boston skyline, the harbor, and port activities make this spot particularly attractive. Adjacent to the steps are four tax-foreclosed vacant parcels where a small vest pocket passive park has been created by local residents and the City's Open Space Management Program.

Another area that should be protected and improved is the shore between Orient Heights and the end of Bayswater Street. Floating debris presents a hazard for boats from the nearby Orient Heights Yacht Club and also washes ashore creating a nuisance at the Orient Heights Beach. The shore should be landscaped and further developed for recreation with walkways and sitting areas provided as recommended by the Metropolitan Area Planning Council and The Boston Urban Wilds Plan.

The Natural Areas Fund and the Boston Conservation Commission have expressed interest in assisting East Boston in these efforts. Massport as the owner of much of this natural open space has agreed in concept to divest itself of this land. Efforts should continue to ensure that the planned transfer of the Belle Isle Marsh from Massport to the MDC for preservation of this natural area is finalized.

D. Recreational Areas

A comprehensive park/playground/open space inventory has been undertaken by the Boston Redevelopment Authority, the Parks and Recreation Department and the Office of Program Development. Once operative, it will be possible to efficiently identify and update location and condition of existing facilities and assist in the programming of future areas needs. This computer-based information system should be used in the updating of an overall parks and recreation plan for the East Boston community. It will also aid in pinpointing potential locations for future recreational development and the identifying of deficiencies in types of neighborhood facilities.

It is imperative that ongoing, long term maintenance be improved to ensure the continued availability of an existing and newly-developed facility. This would not only protect and enhance major City investments, but potentially would increase local pride while providing the facilities necessary to run needed recreational programs and activities.

It will be possible to more efficiently establish an ongoing maintenance program to ensure that these facilities meet and continue to meet the needs of the local residents. The expansion of youth activities can then be linked with usable and maintained facilities for summer programs and organized/supervised recreational activities. Specified recommendations are as follows:

A) Summer Program

Establish a more comprehensive summer program on school playgrounds in East Boston. Until recently, the School Committee conducted summer programs on many of its school play areas. Because of lack of funds, the School Committee agreed to allow the Parks and Recreation Department to establish supervised summer activities. The Parks and Recreation Department has only been able to provide programs on two school play areas in East Boston (the Lyman and Cheverus Schools). The Office of Cultural Affairs, through its Summerthing program, has been providing summer activities in school yards and neighborhood parks and squares. This report recommends further coordination between Summerthing and the School Committee with possible provision of temporary summer "adventure" playgrounds on school grounds with Summerthing - Parks and Recreation - School Committee coordination and cooperation.

The summer programs should be more extensive in areas of particular needs, areas with concentrations of lower-income families and multi-family dwellings.

B) Sheltered Recreation Facilities

Provide special facilities for sheltered recreation areas and areas capable of being utilized in very warm and very cold weather, such as a spray pool area that can also be used for skating in the winter. Climatic conditions are very often overlooked as factors in designing open space and recreation areas. A significant portion of the year is either too hot, too cold, or inclement for outdoor activities. Outdoor play areas are really only usable in good weather.

C) Noyes Playground and Field

Equip Noyes Playground with additional tot lot equipment in order for the park to serve the adjacent 400-unit apartment development more adequately and continue the phased improvement program of existing playfields and courts. There is also the need for an just approved indoor recreation complex in the Orient Heights section. Such a facility has been planned at Noyes Playground and necessary funding is being sought through the George Robert White Fund. Additional private and public monies are necessary if a commitment of maintenance and programs operations is needed.

D) Orient Heights Beach

Request that the Metropolitan District Commission make improvements to the Orient Heights Beach area. Specifically, improvements should be made to the existing tennis court and the fence around the handball court. The tot area is in a poor location, it is cut off from the north by the MBTA right-of-way and is too far from residential areas. The tot area could be moved further east to serve the residential areas in the Baywater section of Orient Heights more effectively. The parking and circulation area within the Beach area should be studied to determine whether it could be more efficiently used. In addition, the bathing beach areas need additional landscaping and the existing bath house needs renovation and weatherization.

E) American Legion

Reconstruct playing field and renovate the existing field house. A new tot lot should also be constructed and located closer to residential streets. The existing seating area also needs to be refurbished and tree planters at the periphery.

F) East Boston Stadium

The tennis courts need to be reconstructed as does the entire children's play area and the internal circulation and parking layout. Also the entrance and access to this area needs major improvement as it is isolated from the neighborhood.

G) Squares and Malls

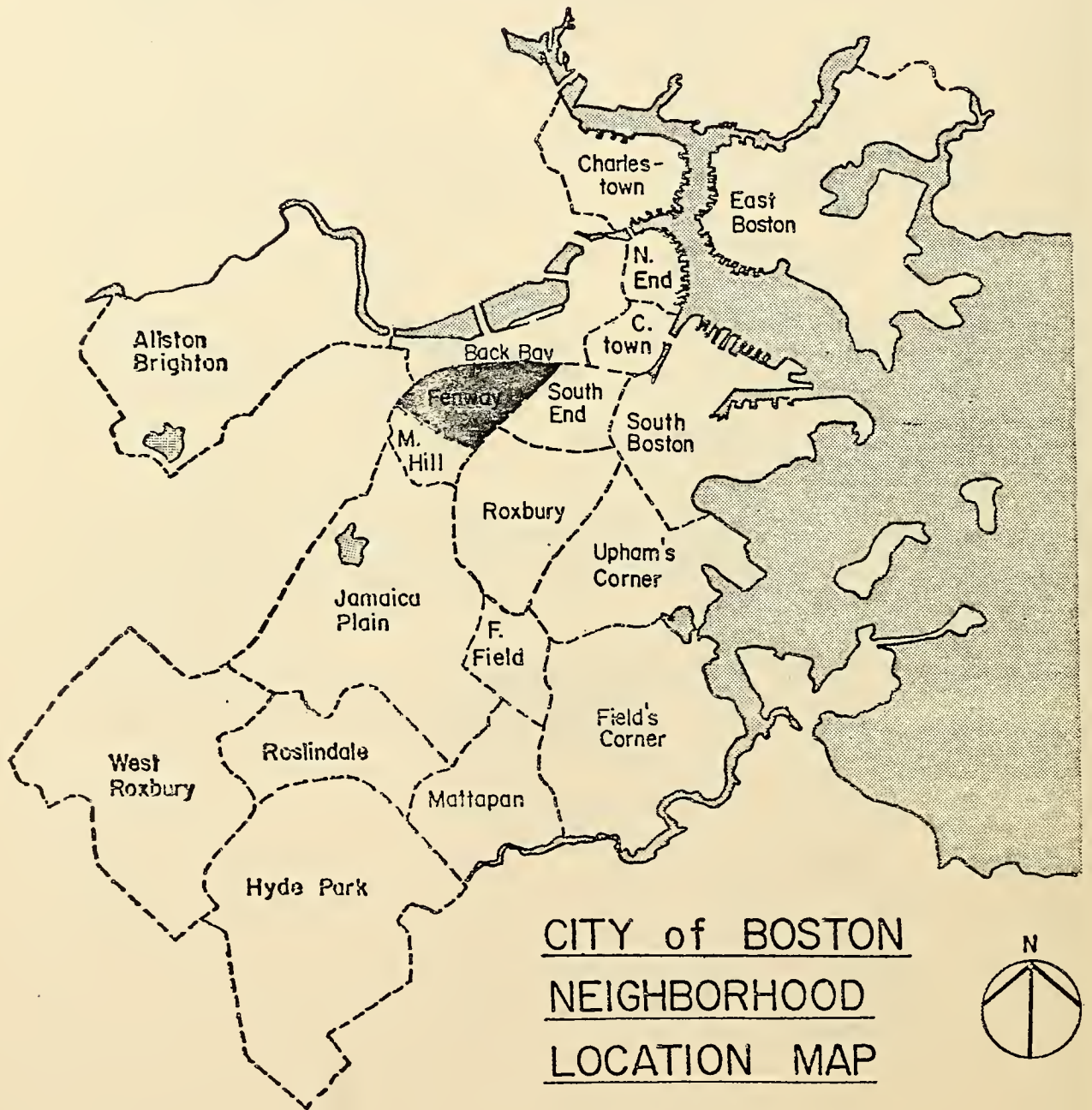
All public squares and malls in East Boston need improved lighting and better maintenance. Any new lighting should be in harmony with the surrounding residential/commercial character of the area. Additional sitting areas and benches should be provided as the number of trash receptacles increased.

The Maverick Square, Day Square and Breed Square area need particular attention and the extension of Lewis Street Mall from Maverick Square to the waterfront needs to be completed.

FIVE YEAR ACTION PLAN

- A. VACANT LOTS
Develop victory garden on
Conard St.
- Open Space Management
Support local non-profit vacant
lot maintenance programs
- Set up enforcement of health &
sanitation - develop vest-pocket
parks or playlots
Eagle Hill
Paris St. Flats
- B. WATERFRONT
Develop
Comprehensive
Waterfront Plan
- C. NATURAL AREAS
Don Orione
Tower Street
Baywater Street
U.S. Naval Reservation
Chelsea Creek Meadows
MBTA Extension
Wood Island Bay Marsh
Condor Street Overlook
Governor's Island Cove
Golden Stairs
- D. RECREATIONAL AREAS
Sheltered Recreation Facilities
Noyes Field Recreational Complex
Orient Heights Bathhouse renovation
American Legion/Boston Sand &
Gravel Expansion
East Boston Stadium Improvements
Maverick Sq. Improvements
Lewis St. Mall
Day Sq. Improvements
Orient Heights (Breed Sq.)
Improvements
Central Sq. Improvements
Brophy Park Lighting
Linear Park

FENWAY / KENMORE



FENWAY/KENMORE NEIGHBORHOOD

One century ago, the problems of the Fenway/Kenmore area - then referred to in City annals as "virtually an unusable asset" - prompted the formation of the Boston Park Commission. The group was charged with both developing a park system for the City and solving the drainage difficulties of the Back Bay Fens, a notorious collector of sewage, swamp water and flood runoff of nearby rivers. Not until Frederick Law Olmsted was called on to review the situation three years later were both objectives accomplished in a single scheme.

According to his recommendations, tidal gates for the Muddy River and Stony Brook were constructed, a sewage interceptor was buried in the Fens basin, and fill was placed around the conduit to create a public park. Olmsted's ingenious solution led to renewed residential and commercial development in Boston and to the westward expansion of the City. By 1920, the former mud flats along the Fens were filled completely with land, with the Fens dividing the Kenmore Square portion to the north and west from the Fenway part to the south and east.

Housing

Most of the housing stock in the district is brick or stone multi-unit structures, built about a half century ago. By either measure of density - persons per acre or housing units per acre - Fenway/Kenmore is significantly more built-up than the City as a whole. Three-quarters of the district's housing units are in buildings containing ten or more units, contrasted with one-fourth of the City.

The district has the highest percentage of persons living in group quarters 36% (versus Boston's 5%); and even disregarding this dormitory influence, there are nearly twice as many one-person, non-group units in Fenway/Kenmore as citywide. Vacancy rates parallel those of Boston, but a greater proportion of the housing is in rental units. Owner-occupancy is rare: 2% of the total units (31% of the occupied one-to-nine unit structures) compared with City figures 26%.

Land Use Patterns

The major land uses in the Fenway/Kenmore area are residential, institutional, commercial and open space. The predominantly residential sub-areas are the Seven Streets, St. Botolph, St. Germain, Bay State Road and Audubon Circle neighborhood. The major institutional uses are concentrated along Commonwealth and Huntington Avenues. (Boston University, Northeastern University, the Christian Science Church, the Museum of Fine Arts, Symphony Hall, Horticultural Hall, Wentworth Institute and Boston State College.) The major commercial areas are Kenmore Square, Boylston Street (in the East Fens), Massachusetts Avenue and Huntington Avenue. Thanks to Olmsted Fenway/ Kenmore is well endowed with open space: the Back Bay Fens and the Commonwealth Avenue Mall account for approximately 15% of the districts total acreage.

Transportation

As an inner-city residential neighborhood, Fenway/Kenmore is well served by public transportation. Two branches of the MBTA, the Arborway Way line and the Kenmore Square line service the Fenway. The area is also well served by buses at Kenmore Square and many bus routes traversing the major arterials of Boylston Street, Massachusetts Avenue and Huntington Avenue. In addition, the relocated Orange Line will also serve the Fenway; new Southwest Corridor stations will be constructed at Massachusetts Avenue and Ruggles Street.

The primary needs are improvements to the existing facilities and the development of active recreational facilities and improved maintenance.

Needs Assessments

When viewed in terms of acreage, the Fenway, thanks to the Commonwealth Avenue Mall and the Back Bay Fens is well endowed in open space. However, when viewed in terms of active vs. passive open space or facilities Fenway-Kenmore is highly deficient. The Fens accounts for 108 of the areas 117.13 acres of open space. The remaining facilities consists of the 5 acres Clement Playground, the Commonwealth Avenue Mall and three small neighborhood parks.

Development of Existing Open Space

A. Back Bay Fens Restoration

In 1977 the city enlisted the services of Carol Johnson Associates, Landscape Architects, to prepare a comprehensive restoration plan for Back Bay Fens. Upon completion of the survey, Johnson recommended a restoration whose total cost reached an estimated \$4,000,000. Some of the activities planned included general upgrading and planting, new construction and restoration of the stone dust paths, better lighting facilities, new stone bridges to replace the existing wooden ones, better distribution of trash containers and benches, dredging of the Muddy River, installation of a canoe dock and restoration of the athletic field.

Initial work under this project has included two new stone bridges (to replace those missing) in front of the Museum of Fine Arts and the Rose Garden. The program will continue this year with a new bridge at Evans Way complemented by new landscaping and restoration of pathways.

B. Develop New Active Recreation Areas

The major massive recreation areas, the Fens, and the Muddy River embankment and should be examined to determine if active areas, (ie., tennis courts, basketball courts and tot lots) can be developed to serve the adjacent community. The Sears parking lot, between the River and Fens, should be considered for acquisition and subsequent development of active recreational facilities.

C. Maintenance

Maintenance is a citywide problem and new approaches to maintaining facilities should be devised. The concept of having the community maintain the smaller neighborhood facilities of Edgerly Road Playground and Morville Park should be expanded to include all small facilities in the area.

Goals and Objectives

1. To maximize opportunities for development and expansion of existing open space.
 - A. Restore Back Bay Fens.
 1. Continue implementation of Fens master plan.
 2. Develop new facilities within Fens.
 - B. Provide active recreation facilities in Muddy River Park.
2. Maximize use and accessibility of existing recreational facilities.
 - A. Redevelop existing facilities.
 1. Provide new equipment in tot lots.
3. Devise innovative approaches to open space management.
 - A. Improve and expand municipal maintenance programs.
 - B. Develop community maintenance and ownership programs.
 1. Victory Gardens
 2. Back Bay Fens
 3. Commonwealth Avenue Mall

Five Year Action Plan

A. Areas to be Developed

1. Back Bay Fens: - Continue implementation of master plan. Identify areas within the park for additional active recreation facilities.
2. Commonwealth Avenue Mall: - Continue improvements to Mall. Work with community and businesses to form an innovative and effective management and maintenance program.
3. Sears Parking Lot: - Potential for acquisition and development as an active recreational facility.

B. Develop Active Recreation Areas

Identify existing and potential sites for the development of new active recreation. Potential exists within the Muddy River Park and along the Southwest Corridor.

C. Maintenance and Rehabilitation

Most open space and recreation facilities in the Fens are either being improved or have recently been rehabilitated. Thus the need for routine daily maintenance is essential if the facilities are to remain in good condition. New programs of maintenance should be devised and implemented to delete vandalism.

FIVE YEAR ACTION PROGRAM

1. Back Bay Fens

- a. Complete Master Plan.
- b. Development of Active Recreation Within Fens.

2. Commonwealth Avenue Mall - Complete landscaping improvements.

3. Sears Parking Lot - Acquisition and development.

B. Develop Active Recreation Areas

1. Muddy River
2. Along Southwest Corridor

C. Rehabilitate Existing Facilities

1. Millmore School Todlot
2. Forsythe Park

D. Maintenance/Management

1. Expand and Improve Municipal Maintenance
2. Develop Community Maintenance Programs

FIELD'S CORNER



FIELDS CORNER NEIGHBORHOOD

Land Use Patterns

Fields Corner is a predominantly residential neighborhood bounded on the east by Dorchester Bay, on the south by the Neponset River, on the west by the Midlands Railroad and on the north by major thoroughfares. Areas to the south and east are low density residential neighborhoods with the majority of housing units in one and two family structures. Areas to the north and west are higher in two and three family dwellings. Industrial uses are a small part of Fields Corner's land use; the majority are in the eastern section of the neighborhood near Freeport Street, the Southeast Expressway and in Port Norfolk. There are small neighborhood commercial centers throughout the area, particularly at major transportation nodes and along major arterials. A suburban-style shopping center is located on Morrissey Boulevard.

Housing

Fields Corner is one of Boston's most diverse neighborhoods. Housing styles vary from new ranch-style homes to triple deckers and from large apartment buildings to ornate Victorian mansions.

Housing conditions vary widely throughout the district, with homes in the eastern portion are generally in better condition than homes in the western portion. The western section of the district is an area where racial transition and housing disinvestment have occurred. Due primarily to the Boston Banks Urban Renewal Group (BBURG) program, a comprehensive and coordinated program of demolition, boarding, housing rehabilitation programs, public infrastructure improvements, vacant lot improvements, etc., is needed to address the existing problems.

Fields Corner's waterfront is an immense resource which is currently underutilized, poorly developed and maintained and adversely impacted by major thoroughfares and industrial uses. A coordinated program to improve water quality, provide new and improved recreational facilities and redevelop marginal or inappropriate waterfront uses needs to be implemented.

Transportation

The Southeast Expressway and Morrissey Boulevard are located in the extreme eastern section of Fields Corner and are heavily utilized north-south commuter routes. Other major north-south arterials are Washington Street, Dorchester Avenue, Adams Street and Neponset Avenue. The only major east-west arterial is Gallivan Boulevard; Ashmont and Park Streets are minor east-west connectors.

The central section of the district is fairly well served by the MBTA Red Line, but sub-areas to the west and southeast which once had trolley service are now poorly served by public transportation. The Midlands Railroad, which forms the western boundary of the district, and the Quincy branch of the Red line, which runs through the extreme eastern part of the district, are two major facilities which currently provide no public

transportation service to Dorchester. The Quincy trains travel over four miles, without a stop, through sections of Dorchester that are poorly served by rapid transit.

The Midlands Railroad will be utilized by commuter rail trains while the new Orange Line is being constructed in the Southwest Corridor and will provide some limited service to Dorchester residents. The fate of the Midlands Railroad after that interim period is part of the Replacement Transit Improvement Study being conducted by the MBTA. The study is an analysis of current and future public transportation needs in the South End, Roxbury, Dorchester and Mattapan. The objective is to develop an overall transportation strategy for the study area and to decide which specific services should be provided after the Orange Line is relocated and the elevated section is removed.

The Quincy branch of the Red Line is a resource which is not adequately used. To improve transit service for present residents, provide adequate transit services to facilities programmed or now under construction and encourage appropriate new development at least one new station in the Fields Corner district should be developed on the Quincy Branch. Two potential locations are: (1) Port Norfolk and (2) where the extension crosses Morrissey Boulevard; the latter is the easier one to develop. The cost of a new station would be small compared to the benefits it would bring. Development of a trolley spur line from Butler Station to the Schoolboy Track site, Port Norfolk and a new Morrissey Station should be analyzed.

Needs Assessment

A. General Recreational Space Needs

Judged solely by National Recreation Standards, the entire Fields Corner neighborhood is severely lacking in recreational space and facilities. The highly populated and dense nature of this area create equally severe constraints on the City's ability to approach these standards. Consequently, recreational development should be concentrated in those areas which suffer the greatest deficiencies: Codman Square and M. Bowdoin/Bowdoin North.

In these neighborhoods, the need for better open space opportunities reflects a variety of factors:

- (1) large youth populations;
- (2) major lack of recreational facilities;
- (3) increased demolition in recent years, resulting in numerous debris ridden vacant lots;

- (4) isolation from nearby recreational facilities, due to the physical barriers created by the Midlands Railroad and major arterials, along with the real and/or perceived social barriers created by racial differences between neighborhoods.

In addition to these three areas, the Codman Hill neighborhood, Ashmont neighborhood, and the Section 8 NSA part of St. Marks appear to have marked recreational deficiencies. Both the Codman Hill and Ashmont neighborhoods have no outdoor recreational spaces. However, it is important to note that Codman Hill and Ashmont are two of the lowest density neighborhoods of Fields Corner. Both have housing stocks comprised primarily of single and two family homes, with little abandonment and few vacant. These factors, coupled with easy access to nearby facilities, significantly reduces the immediate need for development of larger neighborhood parks.

B. Maintenance

Community Maintenance could be directed at two different levels which could also be used jointly:

- (1) Contracting with Neighborhood Recreation Advisory Councils or Management Groups.
- (2) Setting up Neighborhood Open Space Crews (using existing Youth Activities Conservation Corps or CETA Funds) whose responsibility would be to maintain all the open space in a certain geographic area.

Involvement of residents in neighborhood based recreation advisory councils or other similar groups could lead to open spaces being cooperatively owned and/or managed by the neighborhood. This would most appropriately be directed to existing parks of one acre or less and any similar sized new open space areas as requested by neighborhoods. This allows local people to have an important stake in their open spaces, while providing much needed local jobs. Local people maintaining and policing open space could significantly decrease both the fact and fear of vandalism and crime. Even though the incidence of crime is often low in parks the general perception is that they are unsafe; having familiar community people protecting open space could alleviate many of the traditional fears and lead to greater utilization.

The Neighborhood Open Space Crews could provide jobs and training for local people and assist the Parks and Recreation Department in their maintenance efforts. It also may address some problems of vandalism.

Through this community involvement process neighborhoods working in cooperation with the city can see much needed improvements take place and can directly benefit from them.

C. Waterfront

The potential exists in Dorchester for a green belt along the water's edge which could connect all the way from Columbia Point to the old Bakers Chocolate Mills on the Neponset River. This strip would ultimately have a two-fold purpose:

- (1) Help to prevent further degradation of water quality in Dorchester Bay and the Neponset River.
- (2) Allow public access to and use of valuable waterfront property.

Dorchester has approximately 10 miles of waterfront along Dorchester Bay and the Neponset River. Less than a quarter of the waterfront is now held as public open space and most of the area is poorly developed and maintained and/or adversely impacted by the Southeast Expressway, Morrissey Boulevard and the adjacent industrial uses. Increased public waterfront acreage will alleviate to some extent the loss of waterfront land caused by the Southeast Expressway. Water quality, too, could be improved by a green belt or corridor.

Inappropriate industrial uses on waterfront property should be relocated to appropriate industrial areas. Public open space along the water's edge should be upgraded and expanded through zoning, acquisition and redevelopment of land and conservation restrictions and easements especially when Chapter 121A agreements are requested from the City.

The City has received Coastal Zone Management Funds to do an engineering study of the Troy Land Fill, an area of more than eight acres northwest of Tenean Beach. One of the goals of the study is to develop a community approved plan for a public open space in this area.

In order to lessen the air and noise pollution from the Southeast Expressway the State DPW should be requested to examine alternatives for the banks of the expressway to mitigate any adverse impacts on the waterfront facilities.

Supply of Recreational Open Space in Fields Corner

NRPA Standards and Fields Corner Open Space Supply
Recommended and Available

<u>Population Ratio Standards</u>	<u>Minimum Amount Recommended In Fields Corner</u>	<u>Amount Available In Fields Corner</u>
10 acres/1000 people	850 ac.	210 ac.
50% active recreation	425 ac.	32 ac.
50% passive recreation	425 ac.	128 ac.
25-50% neighborhood oriented	212-425 ac.	All
50-75% city-wide oriented	525-637 ac.	0
1 playlot/vest pocket park 250-1250 (less than 1 acre)	35 ac.	25 ac.
1 neighborhood park/2,000-10,000 (5-20 acres)	3-40 ac.	6 ac.
1 district park/10,000-50,000 (20-100 acres)	2- 3 ac.	1 ac.
1 metropolitan park/50,000 (100+ acres)	1 ac.	1 ac.
1 regional park/100,000 (250+ acres)	1 ac.	0
1 baseball field/6,000	14 ac.	12 ac.
1 softball field/3,000	23 ac.	9 ac.
1 tennis court/2,000	42 ac.	3 ac.
1 basketball court/500	170 ac.	19 ac.
1 golf course/25,000	3 ac.	0

A. Neighborhoods most deficient in Recreational Space

1. Codman Square

<u>Amount recommended</u>	<u>Amount Available</u>
67 acres	1 acre
6 playlots/vest pocket parks	1
1 neighborhood park	0
1 baseball field	1
2 softball fields	0
3 tennis courts	0
13 basketball courts	0

2. Bowdoin North/Mt. Bowdoin

<u>Amount recommended</u>	<u>Amount Available</u>
94 acres	1 acre
9 playlots/vestpocket	3
1 neighborhood park	0
1 baseball field	0
3 softball fields	0
5 tennis courts	0
19 basketball courts	0

3. Codman Hill

<u>Amount recommended</u>	<u>Amount available</u>
50 acres	0
5 playlots	0
1 neighborhood park	0
1 baseball field	0
1 softball field	0
2 tennis courts	0
10 basketball courts	0

4. St. Marks

<u>Amount recommended</u>	<u>Amount available</u>
100 acres	2.50 acres
10 playlots/vestpocket	1
1 neighborhood park	0
1 baseball field	1
3 softball fields	0
5 tennis courts	0
20 basketball courts	1

5. Ashmont

<u>Amount recommended</u>	<u>Amount available</u>
34 acres	0
10 playlots/vestpocket parks	0
1 neighborhood park	0
1 baseball field	0
3 softball fields	0
4 tennis courts	0
16 basketball courts	0

B. Other Neighborhoods

<u>Neighborhoods</u>	<u>Acreage Recommended</u>	<u>Acreage Available</u>
Cedar Grove	27 acres	3.5 3.0 (abutting)
Fields Corner East	30 acres	1.16 (directly inside) 5.86 (abutting)
Fields Corner West	73 acres	7.66
Lower Mills	68 acres	140
Meeting House Hill	104 acres	19.29
Neponset	37 acres	20.4
Port Norfolk	10 acres	15

Goals And Objectives

1. Improve and Upgrade Existing Recreational Facilities
 - A. Provide suitable play equipment in playlot areas where such equipment is lacking.
 - B. Rehabilitate play surfaces and equipment where necessary.
 - C. Provide lighting for night time usage.
 - D. Undertake design review for all sites in need of rehabilitation and complete site plans; redesign and provide changes in facilities where appropriate.
 - E. Provide for a greater variety of activities at neighborhood park and playground sites.
 - F. Increase utilization of school based recreational facilities for indoor and outdoor leisure activities.
2. Acquire and Develop New Recreation and Conservation Sites
 - A. Acquire Boston Urban Wilds sites.
 - B. Transfer appropriate Real Property Department parcels to the Conservation Commission.
 - C. Develop new community garden sites; improve accessibility and utilization of existing gardens where appropriate.
 - D. Develop major facilities in areas of greatest deficiency.
 - E. Develop minor facilities in areas of moderate deficiency.
3. Improve Overall Appearance and Visual Character of the City.
 - A. Plant street trees in areas undergoing residential/commercial revitalization.
 - B. Develop waterfront area by increasing pedestrian access and improving passive recreation opportunities.
 - C. Develop bike path/urban trail system linking major open space resources.
 - D. Improve visual character of neighborhood park sites through plantings and passive recreation space.
 - E. Increase public participation in site design and area improvements within neighborhoods.

- F. Increase utilization of conservation restrictions/easements in private development projects, especially in 121A projects.
4. Increase Opportunities for Water Based Recreation.
 - A. Continue to protect and improve water quality in all publicly controlled water resource areas.
 - B. Relocate Port Norfolk industrial uses.
 - C. Remedy access problems to the Dorchester waterfront and improve visual character of surrounding open space. Provide visual/noise screen from the Southeast Expressway.
 - D. Develop water edges for pedestrian and marina uses as well as other passive recreation activities.
 - E. Provide urban design and development incentives for privately developed shorefront recreation.
 5. Increase Awareness and Recreational Uses of Historic Sites and Districts.
 - A. Continue preservation activities towards protecting historic buildings and sites throughout the City.
 - B. Support a program for environmental improvements adjacent to historic sites including shade tree planting and street and sidewalk improvements.
 - C. Begin planning activities for development of historic urban space districts where historic preservation activities can be coordinated with other revitalization efforts.
 - D. Undertake planning, acquisition and development of proposed Lower Mills Heritage Park.
 6. Improve Accessibility to Existing Sites for Elderly and Handicapped Users.
 - A. Continue to remove architectural barriers within existing physical structures at recreation facilities.
 - B. Improve access for handicapped users at all sites.
 - C. Improve existing recreation facilities or provide new facilities for passive leisure which are proximate to elderly residential areas.
 - D. Continue to expand recreational opportunities for elderly and handicapped persons in neighborhood park areas where activities are presently limited only to active or children's play.

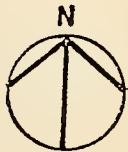
7. Improve Maintenance and Control of Recreation/ Conservation Facilities.
 - A. Increase and improve City based maintenance.
 - B. Initiate community-based maintenance programs.
 - C. Increase community involvement in the siting and design of new and/or renovated facilities.
 - D. Improve existing police patrols of facilities.
 - E. Expand efforts to inform the community of existing/potential recreation opportunities/issues.

Five Year Action Plan

In preparing recommendations for this proposed program, the fiscal constraints under which Boston operates were taken into account. The City faces serious fiscal problems due to cutbacks in federal aid; the inequitable tax structure in Massachusetts; an excessive reliance upon property tax; limited and high cost lending capacity; and rapidly escalating construction and personnel costs. Due to these problems, and the scarcity of available funds, the City will continue to use a variety of resources to implement this program.

As the action program is discussed and inevitably revised, it is important to also recognize that it may not be possible to achieve all of the projects outlined. Opportunities for additional land acquisition are limited, and available acquisition and construction/renovation funds may be small and slow in coming. The success of this program depends, therefore, to a great extent upon the interest and involvement of residents in determining which facilities have the highest priority. Community involvement will also be important in the design of actual facilities as well as overall maintenance once they are constructed.

FRANKLIN FIELD



FRANKLIN FIELD NEIGHBORHOOD

Annexed to Boston in 1870 as part of Dorchester, Franklin Field is a community that has experienced many changes through the years. Those changes have had a severe impact on Franklin Field. Blue Hill Avenue, once a bustling commercial strip, now has many vacant storefronts. Some of the housing has improved recently, other housing continues to decline.

Housing

Housing is predominantly two and three family residences with three large public housing projects in the neighborhood: Franklin Field Family, Elderly and Franklin Hill.

The number of children under the age of 18 has substantially increased within Franklin Field placing more wear and tear on housing and also increasing the need for more recreational facilities.

Land Use Patterns

Approximately 30% of Franklin Field is zoned for residential use. There are some commercially zoned areas located primarily along Blue Hill Avenue and Talbot Avenue. The area has a few light industrial uses and no heavy industrial uses.

Transportation

As part of the process of relocating the Orange Line, the MBTA is currently studying the needs for improved transit service in Franklin Field. The importance of this project to the future of this neighborhood cannot be overemphasized, since the replacement transit can act as a catalyst for economic growth and revitalization.

The Franklin Field area is presently serviced by a number of MBTA bus lines that can connect residents to three rapid transit terminals located at (1) Mattapan Square, (2) Ashmont Station and (3) Egleston Station.

Both open space recreational facilities servicing the area, Franklin Park and Franklin Field, are accessible by public transportation. However, because of the generally poor transportation service, easy access to the facilities is difficult for those residents that depend upon public transportation, particularly, the elderly and children under the age of fourteen.

Needs Assessment

According to NRPA Standards, Franklin Field has a surplus difference of 224 acres above the recommended amount of open space for a community with a population of 25,000 people. The recommended NRPA standard for the area is 250 acres. The total amount of open space indicated available is 474 acres.

However, the 224 acres of excess land, indicated available for the Franklin Field community, can be directly attributed to the presence of Franklin Park, the largest open space area in the City of Boston. Franklin Park is approximately 430 acres. In addition to being the largest citywide open space area, Franklin Park provides recreational opportunities for four abutting neighborhood areas: Roslindale, Jamaica Plain, Roxbury, and Mattapan.

Although Franklin Park also abuts the Franklin Field community, there are several reasons why the park area should be viewed predominantly as a citywide open space and not as a part of Franklin Field's total open space area.

The foremost reason is Franklin Park is not easily accessible to all residents of Franklin Field particularly the elderly and children. At many points around the perimeter of the park accessibility is easier for residents of Roxbury, Jamaica Plain and Roslindale. The two major obstacles directly related to easy access confronting Franklin Field residents are (1) the necessity to cross major streets, particularly Blue Hill Avenue and American Legion Highway, and (2) the lack of public transportation servicing isolated sub-areas.

The problem becomes extremely acute for the elderly and children under fourteen. The Franklin Field community has one of the largest juvenile and teenage populations in the City of Boston, approximately 14,000. Within the next five years Franklin Field can expect an increase in the teenage population placing a greater demand on existing open space facilities and increasing the need for new facilities. Clearly, there is a need to re-examine Franklin Field's neighborhood-oriented available open space more closely. Excluding the 430 acres associated with Franklin Park, the Franklin Field community only has 45.71 acres of neighborhood oriented open space. The NPRA Standards recommend that Franklin Field should have 25% to 50% neighborhood oriented area or 62 to 125 acres. Based on NPRA Standards Franklin Field has a minus 17 to 80 acre deficit.

Over the next five years the City should attempt to bring Franklin Field's neighborhood oriented open space up to NPRA standards. The minimum amount of additional open space needed to be created would be 17 acres.

FRANKLIN FIELD AVAILABLE OPEN SPACE
NRPA STANDARDS

<u>Population Ratio Standards (NRPA)</u>	<u>Area Recommended For Franklin Field</u>	<u>Available In Franklin Field</u>
10 acres/1000 people	250	474
50% active recreation	125	100
50% passive recreation	125	374
25-50% neighborhood oriented	62-125	45.71
50-75% citywide oriented	125-187	429
1 playlot, vest-pocket park/ 250-1250 (less than 1 acre)	1	1
1 neighborhood park/2000- 19000 (5-20 acres)	2- 14	0
1 district park/10,000- 50,000 (20-100 acres)	2	1
1 metropolitan park/50,000 (100-250 acres)	0	0
1 regional park/100,000 (250+ acres)	0	1
1 baseball field/6,000	4	3
1 softball field/3,000	8	2
1 tennis court/2,000	12	10
1 golf course/25,000	1	1
1 basketball court/500	50	3

Goals and Objectives

1. Open space recreational activities should provide for all residents of Franklin Field a variety of leisure opportunities which are accessible, safe, physically attractive and enjoyable.
 - A. To develop where appropriate neighborhood parks that reflect the recreational likes and needs of the major user.
 - B. To encourage only neighborhood park sites that are within walking distance to all children and senior citizens without crossing a major street.
 - C. To encourage private and commercial recreation areas to meet community recreational needs particularly on Boston State Hospital grounds.
 - D. To continue to encourage City of Boston and Metropolitan District Commission cooperation in the maintenance of public open space particularly Franklin Park and Franklin Field.
2. Sufficient recreational opportunities, to meet the needs of all residents of Franklin Field, should be offered in accordance with NPRA Standards.

Five Year Action Plan

A. Areas to be Improved

Over the next five years continued improvements should be made on existing city-owned open space recreation areas.

Franklin Field will need minor maintenance of the baseball field to keep it in good condition. General improvements should be made on the field's basketball courts. These improvements should include resurfacing of the courts, new baskets and backboards and new fencing.

Erie-Ellington - improvements are needed on the basketball courts and the tot lot area. The basketball courts need resurfacing, new baskets and backboards. Improvements on the tot lot should include replacement of the furniture and resurfacing.

B. Areas to be Developed

Sufficient city-owned land, to create several new open space facilities, exists within Franklin Field. New facilities should be developed in isolated sub-areas. Priority should be given to the Glenway-Greenwood, Woodrow-Morton, and Erie-Ellington sub-areas.

Arbutus-Lucerene - Open space facilities should be included in any proposed development for the area.

Erie-Merrell - Creation of tennis courts on city-owned vacant lots. These lots, approximately six (6), are located on the corner of Merrell and Erie Street.

Woodrow-Morton - Sufficient vacant land exists to create a tot lot and passive recreational area on Jones Avenue. This section (Woodrow-Morton) of Franklin Field is isolated for any meaningful open space areas.

HYDE PARK



HYDE PARK NEIGHBORHOOD

Hyde Park, a neighborhood of 36,000 people, is surrounded by West Roxbury, Roslindale, Mattapan and the towns of Milton and Dedham. It has outstanding open space and recreational opportunities, including the City's George Wright Municipal Golf Course and the 470-acre Stonybrook Reservation (M.D.C).

Housing consists primarily of fairly new, one or two family structures. There are also many well kept moderately priced Victorian homes in the Fairmount, Cleary Square and River Street areas. There is a higher level of owner-occupancy than in the average City neighborhood and few vacant buildings.

Land Use Patterns

A. River/West Streets

Located in the northeastern portion of the district, this sub-area is bounded by Mattapan and Roslindale.

As in most neighborhoods in Hyde Park, housing prices have continued to rise. The district does contain a large number of older two- and three-family homes and new apartment complexes. Single-family houses are largely concentrated in the vicinity of West Street.

This area has the least amount of recreational space. Heavy use and low maintenance of existing facilities--mainly Ross Field, West Street play area, Doyle Playground and Dale Street Playground --has led to situations of vandalism to the point where Dale and West are unusable, and Doyle is only in fair shape. However, the sub-area does have two large areas of vacant land which are privately-owned, one of which could be suitable for housing development. An active recreational area incorporated into any housing plans would relieve the burden on existing recreational facilities. Methods for improved maintenance of all facilities should be investigated. Finally, appropriate renovations to existing recreational areas should be planned and funded.

B. Cleary Square

Located in the central portion of Hyde Park, Cleary Square is bounded by the Stonybrook Reservation, West Street, Neponset River and Readville.

There are also a number of apartment houses in this sub-area, many of which are located along River Street new Cleary Square. Almost 55% of the structures are owner-occupied.

Light industry and manufacturing companies are also located in this neighborhood, along Hyde Park Avenue, River and Business Streets and Reservation Road. The residential areas are divided by the commercial and industrial strips. The development of 375 units of elderly housing in the next year

will increase recreational needs for this age group in Cleary Square. However, both developments are providing indoor recreational space for its tenants.

This area has the two major indoor facilities: the Municipal Building and the YMCA, both of which are slated for renovation. The only active outdoor facility is Amatiucci Playground which need some repairs. Development sites and funding mechanism for a new outdoor recreation area should be investigated.

C. Fairmount Hill

Located in the southeastern portion of Hyde Park, this sub-area borders Milton to the east and the Midland Railroad line in the west.

The Fairmount Public Housing Project, opened in 1950, contains 202 units in a townhouse design. Historically, this project has not had a negative influence on the surrounding residential community. It has had extremely low vacancy and turnover rates and the highest per capita income of the 57 Boston Housing Authority projects.

However, there is a lack of recreational space at the project, and throughout most of Fairmount. The recreational space is concentrated at the Fairmount/ Readville border along Truman Highway. Site selection criteria and investigation should be initiated for a tot lot to serve the northern section of Fairmount.

D. Stonybrook/Georgetown

Located near West Roxbury in the western portion of the district, this sub-area is centered on the Georgetown Housing development which was completed during the late 1960's. There are also a number of cape-style, single-family homes constructed on the slopes. In 1970, this area contained 878 housing units. The terrain of this entire district is irregular and subject to occasional spontaneous flooding.

This area contains several hundred acres of open space land including the City's George Wright Golf Course, and the Metropolitan District Commission's (MDC) Turtle Pond and Stonybrook Reservation. The MDC is currently undertaking a multi-million dollar conservation/ recreation program for the Stonybrook Reservation, to provide better active and passive recreation and to better conserve its natural areas.

This district has been the location of several large housing development proposals. Community opposition has been intense and zoning restrictions have prevented their construction. Additional housing development will likely be proposed because this area contains such large tracts of vacant land. The issues of drainage, access, zoning and land conservation will have to be carefully addressed by the community and the City to prevent the natural features of this district from being lost.

E. Readville

Located in the southern portion of the district and bounded by the Town of Dedham, Stonybrook Reservation, Cleary Square and the Neponset River, this sub-area is generally viewed as a separate neighborhood within the Hyde Park Community.

Wolcott Square is Readville's only commercial center and has approximately 10 stores, and is bordered by Neponset Valley Parkway, Hyde Park Avenue and the Penn Central Railroad. The existing buildings generally need structural renovations and the storefronts, which have been heavily vandalized, need improvements as well. The park at Wolcott Square has been recently renovated, and provides an attractive waiting area for bus passengers. However, the surrounding commercial area and heavy street traffic detract from the park's attractiveness. Adjacent to this area are an MDC concert shell and tennis courts which have been recently rehabilitated and expanded by the MDC to provide greater recreational opportunities to Readville. This is in addition to the facilities at the Readville Playground, Camp Meigs Playground and Paul J. Colella Playground. No new facilities are recommended at this time. Readville is also the area containing the AMTRAK rail yards, and CONRAIL piggyback truck facility.

Transportation

Although all recreational areas are within walking distance of public transportation, the infrequency of some of the lines inhibits accessibility. Bus route #33, which services Smith's Pond, Dooley, Colella, and Factory Hill Playgrounds, as well as Kelly Field, Bajko Rink, Olsen Pool and the Stonybrook Reservation, only runs once an hour during weekdays and Saturday, and not at all at night or on Sunday. Bus route #50 which services Stonybrook Reservation, the George Wright Golf Course and West Street play area, also does not run at night or Sunday. Increased operation of these lines would improve accessibility to those without cars, especially since these areas are not within walking distance of most residential areas.

Needs Assessment

Most of the open space acreage, which is over twice the amount recommended by NRPA Standards, is in the Stonybrook Reservation, and is passive. However, the distribution of recreational space and facilities is severely imbalanced. The River/West Street area has the most number of people (14,800) and yet has less facilities than Readville, with only 4,100 people. Therefore, those living in the River Street area are, in fact, underserved by recreation. Cleary Square and Fairmount are also underserved, although the problem is not as significant, given their closer location to the facilities in Readville and Stonybrook.

Since Ross Field and the Doyle Playground are the only facilities in the River Street neighborhood, they are most severely affected by lack of maintenance. The tennis and basketball courts, and two of the baseball fields at Ross should be renovated as soon as possible, especially since the poor condition of the backstops are dangerous to participants.

The location of Doyle Playground limits its accessibility to residents nearer to Greenfield Avenue and Cummins Highway. This inaccessibility, and the turf disputes at Ross, suggest the need for a new facility for those currently underserved in the River Street area. Barry's Quarry would be an appropriate location and should be reviewed for development of a recreational area.

The West Street area, although near the George Wright Golf Course, also suffers from a lack of active recreational facilities, particularly adolescents. This is evidenced by the vandalized condition of the West Street and Dale Street Playgrounds, a result of teenage loitering at this location. The appropriateness of either or both sites for basketball courts should be analyzed. The Natural Areas Fund has purchased property along the Midlands railroad tracks between Dale Street and Marston Street; such property could be used for passive recreational facilities, such as a tot lot. The appropriateness of this location should also be investigated, contingent upon re-use of West Street or Dale Street Playgrounds for adolescents' recreational needs.

There are many sponsors for organized athletics in Hyde Park. One of the largest is the Youth Activities Development Corporation, whose programs and number of participants are as follows:

Youth hockey	500
Junior Athletics Association (baseball)	600
Pop Warner Football	400
Basketball	370
Cheerleading	100
Softball	100

The YADC is a neighborhood wide organization serving ages 5-18. Local business, clubs, and churches also take an active role in sponsoring sports activities.

The Hyde Park Municipal Building is the key public building in Hyde Park and offers recreational facilities for all ages, and is used continuously. It has basketball and racquetball courts, a track, a 500-person auditorium, and passive recreational space. Renovations are needed to allow usage of weight and wrestling rooms, the dark room, and to prevent decreasing usage of the other facilities, which are currently in poor condition.

The YMCA has recently become a major center for recreational activities, due to efficient management and City-sponsored funding. It currently offers swimming and basketball facilities as well as a variety of recreational and exercise programs.

A 1978 study, commissioned by the BRA, found that there was a shortage of recreational programs for older youth between 16-21 years of age. It also found a lack of convenient facilities for evening activities. Hyde Park has no community school, and many groups that could have provided

services either could not find space, or could not afford custodial fees. Although the Ohrenberger Community School in West Roxbury is supposed to serve Hyde Park, poor access via public transportation inhibits use by Hyde Park residents, particularly adolescents.

The lack of space seems to be most critical at the Fairmount Housing Project. Renovations to the Municipal Building, George Wright Golf Course Clubhouse, and YMCA should continue as planned. Information regarding the useage of these, and other, facilities for evening should be made widely available, and programs for 16-21 years olds should be encouraged.

Often overlooked are the recreational needs of the elderly some 13.5% of the total Hyde Park population. A 1979 study, commissioned by the BRA, shows that most recreational opportunities in Hyde Park are provided by nine senior citizen clubs. One is operated by the City of Boston, and the others are sponsored by private churches, elderly organizations and individuals. Beano is the largest recreational activity, followed by dances and trips. There are enough facilities for existing clubs; however, demand warrants the formation of new clubs. The City, through the Commission on Elderly Affairs, can assist those interested in forming new clubs.

There are 23 Boston Urban Wild Sites located in Hyde Park. The City's strategy is to purchase or designate as restricted the twelve sites described on page 7; the Natural Areas Fund has purchased three and has designated four as restricted areas. The primary strategy is to preserve the river-banks of the Neponset and Motherbrook Rivers for residents to enjoy. Programs such as canoeing and boating should be developed. A tot lot, or other passive recreational use should be considered for Boston Urban Wild Site 1402 in the West Street area. Sally Rock, site 1401, would also provide a location for recreational facility to serve River Street sub-area. This should be incorporated with any development proposals in the Barry's Quarry site.

Another option is for community groups interested in protecting local open space to form Neighborhood Land Trusts. Boston Natural Areas Fund personnel can help groups obtain technical assistance in setting up such a land trust.

The City should re-examine the zoning designation for all large vacant tracts of land to determine which sites should be set aside for conservation and which sites are suitable for development. Development guidelines for these sites should be clearly established by both Hyde Park residents and City officials.

NRPA Standards & Hyde Park Open Space

<u>Facility</u>	<u>River St.</u>		<u>Cleary Sq.</u>		<u>Fairmount</u>		<u>Stonybrook</u>		<u>Readville</u>		<u>TOTAL</u>	
	<u>Actual/Rec.</u>		<u>Actual/Rec.</u>		<u>Actual/Rec.</u>		<u>Actual/Rec.</u>		<u>Actual/Rec.</u>		<u>Actual/Rec.</u>	
Baseball	3	2-3	0	1-2	0	1-2	7	0-1	1	0-1	11	4-9
Softball	0	4-5	0	2-3	0	2-3	0	0-1	2	1-2	2	9-14
Tennis	1	7-8	2	4-5	4	3-4	0	1-2	4	2-3	11	17-26
Basketball	1	28-30	2	16	2	14	0	3	3	8	3	69-70
Pools	0	1	1	1	0	1	2	0	0	0	3	3
Playlot	3	6	2	3	1	3	0	0	3	0	9	12
Neighborhood	1		0		0		1		2		4	
District	0		0		0		0		1			
Metropolitan	0		0		0		1		0			
Regional	0		0		0		1		0			
Open Space	13.7	148	.5	81	9	70	650.5	26	99.3	41	773.9	366
Passive	0	74	0	40.5	0	35	469.5	13	90.3	20.5	559.8	183
Active	13.7	74	.5	40.5	9.	35	181	13	9	20.5	213.2	183

Five Year Action Plan

Active Space Renovation

- A. Ross Field
 - tennis courts
 - basketball courts
 - baseball fields
 - new bubblers
 - toilet facilities
 - new backstops
 - underground central sprinkling system

- B. Smith's Pond Playground
 - engineering study to relieve drainage problem
 - new baseball fields
 - toilet facilities

- C. Amatucci Playground
 - new tot lot equipment

- D. Moynihan Playground
 - renovate field house

- E. Readville Playground
 - new lights
 - toilet facilities
 - new picnic tables

- F. Camp Meigs Playground
 - repair benches

- G. George Wright Golf Course
 - fence repair
 - locker room repair
 - new lights in parking lot

Five Year Action Plan

Passive Space Renovation

- A. Foley Square
 - new cast-iron fence

- B. Williams Square
 - new sign
 - Indoor space renovation

- A. Bajko Rink
 - repair roof
 - renovate ventilation system
 - erect screening for observer area

- B. YMCA
 - new floor
 - new roof

- C. Municipal Building
 - handicapped ramps
 - roof & masonry repairs
 - new elevator
 - replace wiring
 - replace kitchen
 - replace toilet & locker room facilities
 - replace lighting
 - paint walls & ceilings
 - replace heating system
 - provide fire alarm system

PLANNING

- A. West Street, Dale Street, Doyle Playgrounds
 - determine appropriate re-use
 - prepare design schematics
 - prepare cost estimates
 - programming & implementation

Five Year Action Plan

NEW RECREATION FACILITIES

Site analysis for new facilities
for adolescents in River/
West Street area

Design/Implementation for
proposed facilities

MAINTENANCE/MANAGEMENT

Improve municipal maintenance
capabilities
Develop community maintenance
programs

RECREATION PROGRAMS

- A. Comprehensive Evaluation
of Recreation Programs
- B. Improvement and/or
expansion of recreation
programs, especially for
16-21 year olds

JAMAICA PLAIN



JAMAICA PLAIN NEIGHBORHOOD

Jamaica Plain contains a healthy mixture of Boston's population and income groups. Housing is available for virtually all income groups.

New middle and upper income residents have been attracted to areas such as Sumner Hill and Jamaica Pond by the large number of Victorian homes available at reasonable prices. While these new middle and upper income residents are occupying homes vacated by the upper income groups of years past, Jamaica Plain was and still is home to middle income working families. Areas such as Jamaica South, Forest Hills and Woodbourne have traditionally been strong middle income neighborhoods and remain such. Low and moderate income buyers and renters can find housing available in the Hyde Square and Egleston Square areas.

Housing

Jamaica Plain remains primarily a community of owner-occupied residential structures (74%). There has been only a slight drop in the number of owner-occupied structures in recent years.

Land Use Patterns

The construction of the railroads through the Stonybrook corridor in the 1830's brought industrial and commercial activities to Jamaica Plain. Much of this development is now vacant or was removed in the abortive land acquisition for I-95. In 1977, a study by the BRA Research Department estimated that there were 37 manufacturing firms employing 965 persons in Jamaica Plain.

Despite the past decades of growth as a residential area, Jamaica Plain has retained much of the open space for which it is still famous. This is mainly due to the creation of Boston's "Emerald Necklace" park system, designed by Frederick Law Olmstead in the late 1800's to provide the City with a continuous chain of parklands.

The Jamaica Plain neighborhood currently contains approximately 505.64 acres of public open space. The resultant average of 11.1 acres/ 1,000 population is among the highest in the City, and the relative well-being of this district in terms of open space is enhanced even more by the location of Franklin Park on the eastern border, although outside the district. Olmstead Park, the Arborway, Arnold Arboretum and Franklin Park, in fact, form a continuous stretch of green space through and around the district.

The Boston Parks and Recreation Department maintains an indoor facility including a swimming pool at the Curtis Hall Municipal Building. Two community schools, the Agassiz and the Hennigan provide indoor facilities for athletic and passive recreational pursuits. The Hennigan Community School also maintains a swimming pool. The newly constructed Southwest High II also has indoor and outdoor recreation facilities.

The Arnold Arboretum, a 223-acre site in the southern portion of the district, is owned by the City of Boston. However, it is maintained and operated by Harvard University.

Twelve sites of natural significance were identified in the 1975 BRA Urban Wilds study for the Jamaica Plain neighborhood. One site, Chapman Meadow, adjacent to Hellenic College land, is currently on the City's Natural Areas Fund First Feasibility list for acquisition. The Hellenic College site and Bussey Brook are presently on the Second Feasibility list while the remaining sites are inactive. The Natural Areas Funds attempts to secure listed areas through acquisition or donation.

Six community gardens are currently in operation providing more than 40,000 square feet of land for gardening in the community.

Transportation

Jamaica Plain does have good transportation connectors to downtown Boston, the southwestern sections of the City and the general metropolitan region. The Metropolitan District Commission has jurisdiction over the Jamaica Way and Arborway road system which follow along the Emerald Necklace. Columbus Avenue, Centre Street, and Washington Street are also heavily travelled roadways in Jamaica Plain. Jamaica Plain's parks are well serviced by public transportation via the Orange and Green Lines as well as local MBTA bus routes. The demolition of the elevated structure and the reconstruction of the Orange Line along the path of the railroad embankment will create five (5) new MBTA stations in Jamaica Plain and create opportunities for a continuous open space connector alongside the Orange Line from Forest Hills to Back Bay Station.

Needs Assessment

As previously indicated, Jamaica Plain does contain a diversity of income groups, housing styles, density ranges and land use characteristics. With open space acreage among the highest in the City (11.1 acres/1,000 people), it enjoys a diversity of open space and recreation opportunities as well. The Arnold Arboretum, Jamaica Pond, and Olmstead Park System are widely known, and attract visitors from throughout the Boston metropolitan area. Neighborhood parks and playgrounds are enjoyed and heavily utilized by local youth within the individual sections of Jamaica Plain. Recreation facilities such as the Kelly Memorial Skating Rink, Curtis Hall, Southwest II High School and the Hennigan and Agassiz Community Schools attract users from the entire Jamaica Plain community.

The reconstruction of the MBTA's Orange Line (1980-1984) from the Back Bay section of Boston to Forest Hills on the Penn Central railroad embankment will afford the opportunity to significantly increase parkland and recreation acreage in this community. Further, the future dismantling of the existing evaluated structures (1985+) along Washington Street will create new avenues for expanding the neighborhoods open space. Jamaica

Plain also has a broad expanse of undeveloped, natural woodland areas which, while privately owned, offer visual respite from physical development and do provide limited opportunities for nature walks, bird-watching and general scenic pleasure.

Jamaica Plain is home to over 45,000 people of various ages and socio-economic levels. Its recreation facilities also attract users from the greater metropolitan area. Consequently, the many facilities are subjects for capital improvements. Vandalism is an irritating fact of life in urban areas and, not surprisingly, plagues facilities in Jamaica Plain. Parking is a problem at some locations, particularly those which attract users from outside the local area.

The Arnold Arboretum is a highly valued natural resource which is open free of charge to the public. It is becoming increasingly difficult however, to maintain the quality and appearance of the Arboretum, to undertake capital improvements to the extent needed, and to provide educational programs without additional sources of revenue or public assistance. Harvard University and the City of Boston should consider joint applications for federal funding and private foundation grants to obtain additional finances to insure the Arboretum's continued availability to the public.

Jamaica Pond recently underwent major capital improvements including a new drainage system replacement, new pathways, lighting, landscaping and benches. The park is heavily utilized, however, and needs constant maintenance, replacement and repair of broken equipment and increased security. As is true for every neighborhood recreation facility, its success in attracting users exerts pressure from general wear and tear which, unless regularly met, soon results in the need for costly capital improvements.

Jamaica Pond is part of the overall Olmstead Park System which extends from Back Bay through Jamaica Plain, and is an important part of the City's open space. Over the years, the property has not been carefully maintained and much of the natural vegetation and plantings now need careful attention if they are to be preserved. Furthermore, the paths and recreation areas need to be upgraded and maintained. Pinebank, an historic City-owned mansion within the park, has suffered extensive fire damage and is in need of extensive renovation if the structure is to be preserved and used.

Approximately 32-34 acres of new parkland will be created along the Southwest Corridor in Jamaica Plain resulting from the reconstruction of the MBTA's Orange Line. A well-landscaped bicycle path will be constructed along the entire green stretch, providing visual and sound buffers to the residential community from this rapid transit line, as well as new options for major park construction in the Boylston Street and Williams Street areas. Smaller play lots will be constructed at selected points in the corridor and will primarily be oriented to young children's needs. Passive recreation areas will also be designed in selected locations as the community dictates its needs in the planning process. This unusual expansion of neighborhood parkland will serve as a catalyst to develop and implement

local management systems for routine maintenance and program development responsibilities. These systems should be operative upon completion of construction (1984-1985).

The abundance of recreational opportunities present in Jamaica Plain, coupled with the planned development of over 30 acres of new open space in conjunction with the MBTA's Orange Line project, generally brings Jamaica Plain into conformance with approved standards set by the National Parks and Recreation Association. Only basketball and tennis courts appear deficient and this may be questionable in light of private recreation opportunities available to many youth today. Jamaica Plain's future open space and recreation needs primarily fall into categories of maintenance, program development, capital improvements and urban wilds.

Five Year Action Plan

The five year action plan for Jamaica Plain should coordinate project development, maintenance and capital improvements. In addition, the next five years should include special attention to the recreational and open space opportunities created as a result of new construction along the Southwest Corridor and protection of Boston Urban Wilds locations.

A. Program Development

A careful review of recreation programs, activities and services in the district parks is needed to assure the systems optimal use and enjoyment by local residents throughout the year. Concurrent with program development is the need for adequate supervision which, if correctly assessed and budgeted, will relieve some of the effects of wanton vandalism and destruction. The seasonal programs currently in place in most outdoor facilities are generally successful but need to be supplemented with additional afterschool weekend programs and should be incorporated into the ongoing operation of the district's recreation facilities. Emphasis should be directed toward devising program activities that will attract diverse segments of the community, particularly children from low and moderate income families whose personal access to recreational opportunities, indoor and outdoor, are limited.

B. Capital Improvements

Jamaica Plain's recreation facilities are generally adequate but suffer from obsolete design and either non-existent or broken play equipment. The local school playgrounds in the district are in the poorest condition and need to be substantially redesigned, in some cases expanded, and reconstructed. New play equipment is needed as well in nearly every instance. The playfield at the McDeavitt Playground needs to be reconstructed. Pinebank, the fire-gutted building on Jamaica Pond needs reconstruction if this historic monument is to be preserved. Pagel Playground, on the Roslindale/ Jamaica Plain border should be re-evaluated with respect to landuse changes in its immediate vicinity. The lack of recreation facilities in this section of southwest Boston needs to be evaluated and incorporated into a decision to (1) expand and reconstruct Pagel Playground to include a large bank of tennis courts or (2) to erect an indoor recreation facility on this site. The Curtis Hall pool has been closed for an extended period and needs to be substantially rehabilitated to fulfill an outstanding need in the Jamaica Plain for an indoor swimming facility. The remaining recreation facilities in Jamaica Plain should be physically evaluated and provisions made for a systematic rehabilitation/ reconstruction program so that they can be upgraded over the next five years as conditions warrant major improvements. In all outdoor facilities, provisions for limited public parking should be considered, particularly those sites which attract outside users and/or spectator events. Landscaping buffers should be considered for playgrounds and parks in densely settled residential areas and in those parks located adjacent to industrial uses.

C. Urban Wilds

The Boston Urban Wilds Program has identified approximately 150 acres of valuable, underdeveloped land in Jamaica Plain, three of which, Chapman, Hellenic Hill and Bussey Brook are recommended for acquisition through the Boston Natural Area Fund. This goal should be achieved over the next five years. Consideration should be given to restricting the underdeveloped portions of the Daughters of Saint Paul property to prevent future development plans from further eroding the area's natural wealth. Nazareth is the one Urban Wild sites in Jamaica Plain that while private, makes available its land for use and enjoyment by local youths. To the extent allowed under law, the City of Boston should provide financial assistance for the rehabilitation of the active play sites on this property inasmuch as public use can be demonstrated.

NRPA STANDARDS AND JAMAICA PLAIN
OPEN SPACE SUPPLY

	<u>Standard/1,100/people</u>	<u>Need</u>	<u>Existing</u>	<u>Deficiency</u>
Baseball Diamonds	1 per 6,000	7.5	8	-
Softball Diamonds	1 per 3,000	15	5	10
Tennis Courts	1 per 2,000	23	4	19
Basketball Courts	1 per 500	91	15	76
Swimming Pool	1 per 20,000	2.2	3	-
25 meters			2	
50 meters			1	
Open Space	10 acres per 1,000	455	506	-
Playlots	1 per 500-2,500	14	8	6
Vestpocket Parks	1 per 500-2,500	14	1	13
Neighborhood Parks	1 per 2,000-10,000	4.5	12	-
District Parks	1 per 10,000-50,000	1	1	-
Large Urban Parks	1 per 50,000	1	2	-

Goals and Objectives

1. Maintenance of Jamaica Plain's recreation facilities so that they are considered community assets and local resources for neighborhood enjoyment:
 - A. determine budgetary and staffing needs for maintenance of district's park system;
 - B. work with local community groups to assure maintenance needs;
 - C. develop programs and activities with adequate supervision to provide year round schedule of recreation activities.
2. Preserve and restore Jamaica Plain and Olmstead Park System:
 - A. improve maintenance standards
 - B. improve security/surveillance of area
 - C. secure funds for substantial rehabilitation of Pinebank property
 - D. schedule capital improvements as needed
3. Maximize opportunities for development of new open space areas along Southwest Corridor:
 - A. coordinate local communities' needs within design and construction process of MBTA's Orange Line project.
 - B. develop alternative management systems for newly created parkland
3. Maximize value and use of existing open space identified in Urban Wilds Program for Jamaica Plain:
 - A. acquire selected properties for open space conservation via Boston Natural Areas Fund/Boston Conservation Commission
 - B. Effect conservation restriction over development on selected privately owned, yet significant natural areas in Jamaica Plain.
5. Develop alternative management system for maintenance of neighborhood park and recreation facilities in Jamaica Plain:
 - A. work with local neighborhood groups to determine open space and recreation priorities;
 - B. assist in formation of local neighborhood associations to manage neighborhood parkland.
6. Improve quality, design and access to recreation facilities in Jamaica Plain:
 - A. schedule systematic repair and replacement of recreation facilities;
 - B. redesign and reconstruct out moded facilities.

FIVE YEAR ACTION PLAN

A. MAINTENANCE

1. Review P & R Budgets
2. Determine Adequate maintenance staff levels
3. Provide need levels

B. PROGRAM DEVELOPMENT

1. Review programs
2. Develop needed programs
3. Provide for adequate supervision

C. CAPITAL IMPROVEMENTS

1. Review of facilities' conditions
2. Schedule Repair/Replacement
3. New Equipment
5. Pagel Playground
determine status
design
construction
6. Curtis Hall Pool
7. Landscaping/Parking provisions

D. NEW CONSTRUCTION: SOUTHWEST CORRIDOR

1. Planning & Design
2. Construction
3. Management Agreements

E. URBAN WILDS

1. Boston Natural Areas Fund/
Boston Conservation Commission
acquisition
2. Conservation restriction

MATTAPAN



CITY of BOSTON
NEIGHBORHOOD
LOCATION MAP

MATTAPAN NEIGHBORHOOD

Although originally part of the town of Dorchester, Mattapan has developed its own separate character and identity. Mattapan Square is one of the oldest and one of the most prosperous neighborhood business districts in the city. Traditionally, the commercial shops along Blue Hill Avenue served virtually all the needs of area residents. The elimination of the trolley in the 1950's and competition from newer car-oriented suburban shopping centers has caused some decline along Blue Hill Avenue, but Mattapan Square still enjoys one of the lowest store vacancy rates of any of the city's older shopping areas.

Land Use Patterns

Mattapan housing consists of two and three family homes, with single family homes on fairly large lots. Garden apartments were developed primarily during the 1960's.

Mattapan has a significantly higher percentage of young and school age children than the City as a whole, creating a greater need for educational and recreational facilities. There are fewer elderly in Mattapan than in the city as a whole. Only 22% of the adults in Mattapan are over 65, as opposed to 28% citywide.

Mattapan is a predominantly residential area with approximately 35% of the land zoned for residential use. Mattapan Square and a number of convenience stores located along Blue Hill Avenue comprise the major commercially zoned districts. Light industrial uses represent a small percentage of land use and the area has no heavy industrial uses.

Transportation

As part of the process of relocating the Orange Line, the MBTA is currently studying the need for improved transit service in Mattapan. The importance of this project to the future of this neighborhood cannot be overemphasized, since the replacement transit can act as a catalyst for economic growth and revitalization.

Mattapan presently has adequate transit service, direct access to a high speed trolley line at Mattapan Square is available, connecting to the Red Line which operates between Boston and the City of Cambridge. Mattapan is also serviced by buses that provide connections to the Orange Line and other local shopping areas.

Despite the relatively convenient transportation service to other parts of the City, access to local recreation facilities remains difficult for some Mattapan residents, particularly the elderly and Wellington Hill residents. Although the two city-owned open space facilities within the Mattapan area -- Almont Park and Walker Playground -- provide enjoyment for many residents, neither play area is serviced by public transportation. Wellington Hill residents are virtually isolated from any public open space area because

of the lack of public transportation. The problem is most severe for the elderly as well as children under fourteen years of age because they have to cross Blue Hill Avenue to gain access to the recreation facilities.

Needs Assessment

A 1977 City survey found that the lack of neighborhood oriented recreational facilities was a primary concern of Mattapan residents. The proportion of children and teenage population within the area is high, placing a great demand on existing facilities.

The Mattapan community is presently serviced by two city-owned open space facilities: Almont Playground, Walker Playground; and two MDC facilities: Ryan Playground and Kennedy Playground. However, the two MDC-owned facilities are in a relatively inaccessible location, while the two city owned facilities are oriented toward sub-areas. All four of the facilities are oriented more toward the southern section of Mattapan.

Consequently some areas are without any recreational facilities or they have very limited access. Over the next five years the city should develop selected open space sites. There are many scattered city owned vacant sites, particularly on Wellington Hill where new recreation areas can be developed. In addition the city should also encourage private or commercial recreational facilities. Many opportunities exist along Blue Hill Avenue for private recreational ventures. The overall impact on Mattapan would be wide ranging: (1) increase the number of recreational facilities within the area, (2) eliminate the blight of vacant lots, and (3) increase the tax revenues.

MATTAPAN AVAILABLE OPEN SPACE
NRPA STANDARDS

<u>Population Ratio Standards (NRPA)</u>	<u>Area Recommended for Mattapan</u>	<u>Available in Mattapan</u>
10 acres/1000 people	230 acres	31.61 acres
50% active recreation	115 acres	31.61 acres
50% passive recreation	115 acres	31.61 acres
25-50% neighborhood oriented	57-115 acres	24.51 acres
50-75% citywide oriented	115-172 acres	6.70 acres
1 playlot, vest-pocket park/ 250-1250 (less than 1 acre)		1
1 neighborhood park/2000- 10000 (5-29 acres)	1- 12	2
1 district park/10,000- 50,000 (20-100 acres)	2	0
1 metropolitan park/50,000- (100-250 acres)	0	0
1 regional park/100,000 (250+ acres)	0	0
1 baseball field/6000	3	2
1 softball field/3000	7	0
1 tennis court/2000	12	7
1 golf course/25,000	0	0
1 basketball court/500	46	5

Goals and Objectives

1. Open space recreational activities should provide for all residents of Mattapan a variety of leisure opportunities which are accessible, safe, physically attractive and enjoyable.
 - A. To develop where appropriate neighborhood parks that reflect the recreational likes and needs of the major user.
 - B. To encourage only neighborhood park sites that are within walking distance to all children and senior citizens without crossing a major street.
 - C. To continue to encourage property maintenance of Kennedy Playground site by Metropolitan District Commission.
2. Sufficient recreational opportunities, to meet the needs of all residents of Mattapan, should be offered in accordance with NPRA Standards.
 - A. To encourage private and commercial recreation areas to meet community recreational needs particularly on Finast Supermarket site.
 - B. To coordinate a better relationship between open space and school activities within the immediate area of the Mattahunt School.

MISSION HILL



Five Year Action Plan

A. Areas to be Improved

Over the next five years continued improvements should be made on existing city-owned open space recreation areas. The city should also encourage greater coordination with the Metropolitan District Commission in maintaining the Commission's recreational facilities.

Kennedy Playground (MDC owned) Major repairs on this site are needed. Resurfacing, new benches, tot lot furniture repairs should be made as soon as possible.

B. Areas to be Developed

Development of new open space facilities should take place within Mattapan over the next five years. Sites should be developed in Wellington Hill and Blue Hill-Norfolk neighborhoods.

MISSION HILL NEIGHBORHOOD

Housing

Mission Hill, originally part of the town of Roxbury, was annexed by the City of Boston in 1867. Between 1835 and 1905 Mission Hill experienced a large building boom which involved the construction of a low cost 2-3 family wood-frame houses.

Residential construction in Mission Hill has been very limited. Most of it has been subsidized housing built with little regard for open spaces. With the great shortage of housing that occurred after World War II, the city built three major subsidized housing developments (Mission Hill Main, Mission Hill Extension and Bromley Heath) in or on the borders of Mission Hill. In the 1970's another major subsidized housing development (Mission Park 775 units) was built giving the Mission Hill area more subsidized housing than any other neighborhood except the South End.

Land Use Patterns

From the turn of the century and particularly in the last 50 years, Mission Hill, once an area of large open spaces, has been transformed into a small and congested residential area by sprawling institutions and large housing developments.

Today, Mission Hill contains fourteen medical institutions, five colleges, three public schools, three residential areas, two public housing projects and a commercial center. The high density of these buildings should be viewed in a positive light as well. Community/institutional cooperation on issues such as recreational facilities can relieve pressure caused by the effects of inflation and declining federal assistance to the City.

The neighborhood commercial area at Brigham Circle and along Tremont Street provides many needed services to the community. The business district is in need of renovation and improvements in traffic circulation through the Brigham Circle intersection.

City involvement in the business district must depend upon cooperative actions and efforts to be made by property owners and business owners.

Within the neighborhood, active recreation space is quite limited. Only two playgrounds, Mission Hill and Parker Hill, provide any significant active recreation facilities. Both are heavily used. Of these two sites, Mission Hill, which is primarily used by the residents of the projects and the students in the grammar schools, was found in fair condition, and Parker Hill, which is primarily used by residents from the top of the Hill, was found in good condition.

The Boston Parks and Recreation Department maintains two indoor recreation facilities, Tobin Municipal Building and Mission Hill Extension. A skating rink is provided by the MDC on the Jamaicaway not far from Mission Hill;

and, the Hennigan Community School on Heath Street in Jamaica Plain provides a pool. However, due to the various locations of these indoor facilities, the Tobin Municipal Building is the only one which serves the entire Mission Hill community.

The Mission Hill/Medical Center area currently contains approximately 50.59 acres of public open space. This provides only an average of 2.5 acres/1,000 which is well below the national criteria of 10 acres/1,000. However, Jefferson Playground and Olmstead Park are located at the Southern boundary and the Back Bay Fens forms the northeastern boundary. Thus, these sites serve Mission Hill/Medical area residents as well. The district is well provided with passive recreation space. Evan's Park, the 28-acre Riverway, which runs the entire western boundary of the district, and three smaller landscaped squares all provide this type of space.

Transportation

Mission Hill is served by the Arborway branch of the Green Line trolley system. Service to Brigham Circle is adequate; however, passengers are forced to wait exposed to both the elements and traffic hazards on a small island in the center of Huntington Avenue. The Mission Hill Planning Commission has recently begun the "Mission Link" shuttle bus service from Brigham Circle to other areas of the Hill. Funded in part by the City's CDBG funds and the institutions on the Hill, the service is of special value to the neighborhood's elderly citizens.

New transit service to Mission Hill will become available with the construction of the Orange Line through the Southwest Corridor. Stations will be constructed at Roxbury Crossing (Tremont Street) and Ruggles Street. The project is expected to be completed in 1984.

Needs Assessment

It is quite clear from the enclosed NRPA minimum standards chart that Mission Hill has a serious deficiency of open space. These minimum standards, however, could never be achieved in Mission Hill without demolishing a great deal of the existing neighborhood. A more realistic goal would be 5 acres per 1,000. How close Mission Hill comes to reaching this goal in the 1980's will depend on the outcome of the following issues:

- Institutional Expansion
- Southwest Corridor Project
- Neighborhood Income Characteristics
- Rapid Growth of the Youth Population

Institutional expansion has been the major catalyst for changing Mission Hill from small country-like community with large open spaces to a small congested central city community. In the past, institutions have expanded with little or no concern for the neighborhood's need for open space. If Mission Hill is going to survive in the 80's, the institutions and the community must learn to co-exist and work together to develop a neighborhood which will be mutually beneficial.

The completion of the Southwest Corridor Project will have a major impact upon the Mission Hill community. With the improved transportation services, the vacant land along the Corridor will become more attractive to real estate developers. Development in this area should be closely monitored by both the City and the community and no development should be approved which would adversely impact the neighborhood's open space ratio. In a more favorable vein, the Southwest Corridor Project will add approximately seven acres of much-needed, new parkland to the Mission Hill area. This parkland, which will parallel the railroad tracks on the northern boundary of the neighborhood, will provide both passive and active recreational areas. The passive recreation will consist of sitting areas and pedestrian paths and the active recreation will consist of bike paths and a new playground. This new playground, occupying four of the seven acres, will be built on the deck beside the new Ruggles Street stop and will include two tennis courts, two basketball courts and a tot lot.

Mission Hill is clearly a low-income neighborhood and all the data gathered in recent years indicates that it is in fact getting poorer. Mission Hill presently has the second highest number of subsidized housing units in the City (after the South End). Median family income rose by only 1.9% between 1970-1977, compared to a city-wide increase of 11%. Hence the disposable income of Mission Hill residents has not even been able to keep pace with that of the rest of the city, not to mention the rate of inflation. As the community becomes poorer and fewer people can afford the costs of private clubs or even semi-private clubs, the need for public recreational space increases.

At the present time the Mission Hill housing projects, which comprise approximately 25% of the neighborhood's residents, are served by two major recreational facilities: The Community Recreation Center in the Mission Hill Extension and the Mission Hill playground on Smith Street. Both of these facilities are in fair condition and are heavily used. Less directly the public housing residents are also served by the Tobin Municipal building (one block away) and the Back Bay Fens (approximately three blocks away). It should also be noted that the new four-acre park to be built along the Corridor will be built adjacent to the Mission Hill Extension and will principally benefit residents of the project.

Finally, the increasing youth population will play a major role in determining the needs for active recreation in the 1980's. The Hart poll indicated that Mission Hill has one of the fastest-growing youth populations in the City -- growing nine times as fast as the city-wide population. Thus while BRA studies have forecasted a 20% decline in the city-wide youth population by 1985, Mission Hill does not appear to be following this trend. As the 1980's progress, these children will greatly increase the need for active recreational space. In view of these trends, the Mission Hill and Parker Hill (McLaughlin) playgrounds, both heavily used already, will require regular attention and improvement. Even so this may not prove adequate to the needs of the youth population.

Supply of Recreational Open Space in Mission Hill

NRPA Standards and Mission Hill Open Space Supply Recommended and Available

<u>Population Ratio Standards</u>	<u>Minimum Amount Recommended in Mission Hill</u>	<u>Amount Available in Mission Hill</u>
10 acres/1,000 people	200	50.59 acres
50% active recreation	100	23.72 acres
50% passive recreation	100	26.87 acres
25%-50% neighborhood oriented	50-100	50.59 acres
50%-75% citywide oriented	100-150	0
1 playlot vest pocket park 250-1250 (less than 1 acre)	16	3
1 Neighborhood Park/2000-10,000 (5-20 acres)	2-10	1
1 Metropolitan Park/50,000 (100+ acres)	0	0
1 Regional park/100,000 (250+ acres)	0	0
1 Baseball Field/6,000	3	5
1 Softball Field/3,000	7	4
1 Tennis Court/2,000	10	1
1 Basketball Court/500	41	3
1 Golf Course/25,000	0	0

Goals and Objectives

1. To maintain facilities as they exist and prevent any further deterioration.
 - A. Preservation of Mission Hill's Urban Wilds: The "Meadowlands" and the "Back of the Hill".
 - B. Introduction of community maintenance of smaller parks through neighborhood based non-profit agencies.
2. To rehabilitate existing facilities in order to increase opportunity and use.
 - A. Replace old and deteriorated equipment;
 - B. Restore delapidated structures;
 - C. Add to existing playgrounds.
3. To alleviate pressure for new facilities by using existing facilities to their fullest.
 - A. Organize a campaign to increase people's awareness of existing facilities;
 - B. Increase use of institutional facilities by the general public.
4. To provide new recreational areas.
 - A. Parkland to be provided by the Southwest Corridor project;
 - B. Increase use of vacant lots for Victory Gardens or small play lots.

Five Year Action Plan

The first priority for open space in Mission Hill has to be maintenance, second would be rehabilitation and third would be the provision of new parks.

Maintenance

Maintenance of city parks is a concern throughout the city. Although the existing parks in Mission Hill are listed as being in "fair" or "good" condition, it is important that maintenance be the top priority in order that they remain so. Mission Hill's Urban Wilds, a scarce rural quality in an otherwise urban area, requires maintenance of their present mutual state.

Two of these Urban Wilds are of particular interest: The "Meadowlands" at the top of the hill and the tract of land known as the "Back of the Hill." The "Meadowlands", owned by the New England Baptist Hospital, is presently under a five-year agreement with the Parks and Recreation Department of which one year has already expired. While the "Meadowlands" is under this lease, every effort should be made to gain permanent control in order to prevent further institutional expansion. The Back of the Hill, owned by the Lahey Clinic, is presently slated for a three-phased housing development to be undertaken by the Back of the Hill Community Development Association. In the planning of the future phases, the City will be concerned with preserving the existing character of the land wherever possible and the provision of sufficient open space to serve the new residents of the proposed housing.

Rehabilitation

The second priority, of course, is the rehabilitation of existing facilities. Once the problems of maintenance are addressed the next logical step is to improve the existing facilities so that they may become more of an amenity to the neighborhood. Certainly some improvements could be made to the Mission Hill playground such as better play equipment for the tot lot, or to Parker Hill playground, repair of the field house.

New Facilities

Third on the priority list is the construction of new recreation areas. There are numerous possibilities for new community gardens or small playgrounds which could be built on vacant lots around the hill. Where it is feasible the City believes they should be undertaken by local non-profit organizations whose familiarity with the neighborhood will insure greater responsibility for maintenance and supervision. The Community Development Block Grant (CDBG) is a potential source of funding for such projects. The City's ability to convert vacant land into new recreation areas will depend on its ability to contain institutional growth. In the past land hungry institutions, which were far more adept at purchasing land than the community, have gone unchecked in their quest to purchase every square foot of available space.

In short, Mission Hill, with only 2.5 acres/1,000, has a substantial need for new and better recreational facilities. Although the residents of Mission Hill have access to several facilities located just outside their neighborhood, these facilities are not used to full capacity because of social perceptions of territoriality. Over the next five years, the City and community should work closely together to monitor the neighborhood's needs and priorities for open space.

NORTH END / WATERFRONT



NORTH END/WATERFRONT NEIGHBORHOOD

A. The North End

Boston's North End is a unique urban neighborhood. It is in the heart of the downtown; it contains several sites which are on the Freedom Trail; it has many buildings which are on the National Register of Historic Places; its housing stock is among the oldest in Boston; and it is one of the most cohesive neighborhoods in the City.

Its population is primarily Italian, both in ethnic origin and social behavior. Recently, however, the North End has begun to attract a new, non-Italian resident population because of its proximity to the downtown business district and its reputation as a safe, low rent district.

Land Use Patterns

Physically the North End consists of four and five story brick tenements constructed at the sidewalk line. The predominant use is residential although groundfloor commercial is prominent throughout the neighborhood, particularly on Prince, Endicott, North, Richmond and Fleet Streets. The primary commercial area with mixed groundfloor commercial and residential use above is located on Hanover and Salem Streets.

B. The Waterfront

Boston's new waterfront community, is also part of the North End. Geographically, though socially and physically, it is quite distinct from the traditional Italian neighborhood.

Land Use Patterns

Land use within the Waterfront Urban Renewal Project is predominantly residential. The Waterfront housing stock consists primarily of new and rehabilitated modern apartments and condominiums. Since 1970, approximately 1,000 luxury and market rental apartment units have been created either through new construction or conversion of warehouse buildings. There are now 186 units under construction and approximately 400 more units are planned. In addition to these units, lower cost housing is available in recently-completed subsidized developments. A 110-unit housing development at Fulton and Lewis Streets and a complex of 150 units for the elderly have recently been completed. Approximately 30% of these units are occupied by senior citizens from the North End. In the renovated Mercantile Wharf Building, 25% of the units are occupied by low-income residents receiving subsidies. Commercial and restaurant uses occupy the ground floors of most of the converted wharf buildings. Many of the buildings provide office space on the second and third floors with residential uses above.

Transportation

Public transportation in the North End/Waterfront could hardly be better. Two major transportation nodes, North Station and Haymarket Station, located on the periphery of the North End provide access to the MBTA Orange and Green Line Rapid Transit as well as to commuter rail at North Station. In addition, extensive bus service operates from both Haymarket and North Station. The Waterfront is serviced primarily by the MBTA Blue Line at the Aquarium stop on State Street. The area has easy access to the region's highway system via the Central Artery which separates the neighborhood from Government Center and the Downtown. However, the primary mode of transportation within the neighborhood is by foot.

Needs Assessment

The North End and Waterfront contains approximately 20 acres of open space, an average of approximately 1.4 acres per 1,000 population. Most sites are small playgrounds serving the immediate residential neighborhood. Only three facilities are over one acre in size and all are less than five acres. Partly as a result of the lack of open space in the North End, existing parks and playgrounds receive heavy use. This accounts for the fact that facilities in this neighborhood tended to be in generally worse condition than those in the City as a whole. The North End needs much greater maintenance to its parks.

Due to its high density, the opportunities for new open space in the North End are limited to the Waterfront area.

In 1963, the City began a major effort to develop new open space in the North End/Waterfront. To date, this effort has resulted in the addition of approximately 10 acres of public open space as well as for the provision of public access to open space along the water's edge. As a result, a major recreational complex consisting of a park, pool, playground and MDC skating rink extends from the Coast Guard Station to the Charlestown Bridge. The last phase in the development of this complex, an MDC park will be under construction soon. Other new facilities include the Christopher Columbus Park (Waterfront Park), the Aquarium Plaza, a small park adjacent to the Christopher Columbus Elderly Housing and public access to open space on Lewis Wharf. New public spaces are planned on Long Wharf, Rowes Wharf, Sargents Wharf and T Wharf. (See section on the Central Harbor)

The implementation of these proposals will achieve the goal of providing continuous open spaces and public access along the Waterfront from the Northern Avenue Bridge to the Charlestown Bridge. This goal will be achieved through private development which provides public access and connections to public parks and the Harbor.

Indoor Recreational Complex

The North End has long expressed the need for an indoor recreational facility as a community priority. To partially satisfy this need, the City has currently allocated some \$300,000 for renovation of the North Bennett Street Bath House.

The Bath House improvements will satisfy the short-range needs for a recreational facility but will by no means alleviate the need for a total indoor recreation complex. The community would still need a total indoor recreation complex which would include an indoor swimming pool, regulation size gym, and other indoor recreational facilities not currently available in the North End. Such a complex could be constructed in Polcari Playground adjacent to the Bath House. A recreational committee has been established by the North End Task Force to identify potential sites and sources of private funding. It is likely that public funds would be needed to supplement those from sources identified by the committee.

Rehabilitate Existing Facilities

Andrew Puopolo Playground (North End Playground)

Since the North End has limited opportunity to develop new active recreational facilities, it must make every effort to rehabilitate and maintain the existing facilities. The existing facilities are mostly small, and in generally poor condition. The North End is specifically deficient in adequately-sized playfields. Football, softball and baseball are accommodated at only the Andrew Puopolo (North End) Playground. This facility contains two ballfields which need to be redesigned and rehabilitated. The other facilities in the playground, the basketball courts, the pool areas and the Bath House all need extensive renovations.

DeFilippo Playground

DeFilippo Playground is the North End's second largest active recreational area. Although the playground is not large enough for ballfields or open areas for informal games, it includes two basketball courts, a tot-lot and passive sitting areas on the terrace.

The playground is scheduled to be improved and consultants have been hired to prepare plans for total renovations of the facilities. \$75,000 for Phase I of the renovations has been funded. It is anticipated that a second phase of funding will be necessary to complete the renovations which will include redesign, landscaping, lighting and new equipment.

Polcari Playground

This playground contains three basketball hoops, two of which are broken and a blacktop area. \$15,000 has been allocated for improvements. Before improvements are scheduled, it should be determined if an indoor recreational center should be constructed on this site. If yes, then the present allocation should be deferred until the center is constructed. If no, than a master plan for improving Polcari Playground should be prepared.

Charter Street Playlot

A master plan for the improvement of the Charter Street Playground should be prepared. This facility is in poor condition and most of the existing play equipment is unusable. This playground should be designed to provide a play area for children at the Elliott School which is across the street.

Foster Street Playground and Douglas Court Playground

Foster Street Playground and Douglas Court Playground are virtually abandoned facilities. There is no equipment in the Foster Street Playground and cars are often parked there. Both facilities should be reconstructed as playgrounds.

Cutillo Playground

Cutillo Playground is usable, but is in poor condition and needs complete renovation. The tot lot should be reconstructed to serve young children. The basketball court which serves teenagers should either be reconstructed or replaced with a tennis court which serves the same age group.

Maintenance

A program of neighborhood control of maintenance should be developed to maintain the parks and playgrounds once they are reconstructed.

Activities

Tennis is a popular activity but there are no tennis courts in the North End. Several of the existing facilities, (i.e., DeFillipo, Cutillo and Foster Street Playgrounds), could accommodate tennis courts. However, in order to do so would mean the elimination of other popular activities like basketball.

NORTH END/WATERFRONT AVAILABLE

NRPA STANDARDS

<u>Facility</u>	<u>Standard</u> <u>1,000 per people</u>	<u>Need</u>	<u>Existing</u>	<u>Deficiency</u>
Baseball Diamonds	1 per 6,000	2.5	0	2.5
Softball Diamonds/ Little League Fields	1 per 3,000	5	3	2
Tennis Courts	1 per 2,000	7.5	0	7.5
Swimming Pools-25 meter	1 per 10,000	1.5	1	.5
Swimming Pools-50 meter	1 per 20,000	.75	0	.75
Basketball Courts	1 per 500	30	7 (3 usable)	23
Open Space	10 acres per 1,000	150	20.66	129.34
Playlots	1 per 500-2,500	30-6	7 (2 abandoned)	1
Vest Pocket Parks	1 per 500-2,500	30-6	1	5
Neighborhood Parks	1 per 2,000-10,000	7.5-1.5	3	4
District Parks	1 per 10,000-50,000	1.5-.3	1	.5
Metropolitan Parks	1 per 50,000	0	0	-
Regional Parks	1 per 10,000	0	0	-

Note: These standards are not designed for densely-populated inner city neighborhoods where it is virtually impossible to provide the number or type of facilities required to conform to those standards. Nonetheless, the standards do reflect that the North End is deficient in adequate size playfields, basketball courts and tennis courts. The intent of the 5 year plan is to upgrade existing and to provide additional active recreation facilities wherever possible.

Goals and Objectives

1. To provide indoor recreational facilities.
 - A. Complete rehabilitation of North Bennett Street Bath House.
 - B. Construct indoor recreational complex with swimming pool, gym, etc.
 - C. Renovate North End Pool Bath House.
2. To maximize opportunities for the development of new recreational facilities.
 - A. Construct MDC Park on Piemonte Car Wash site.
 - B. Construct boat landing at MDC Park.
 - C. Construct Long Wharf Park.
3. To provide continuous open spaces and public access along the Waterfront.
 - A. Incorporate public access and open space into new development along the Waterfront.
 - B. Promote public marina at T Wharf.
 - C. Promote public landing at Long Wharf.
 - D. Promote commuter boat facility at Rowe's Wharf
 - E. Promote pedestrian walkways connecting public access links along the Waterfront.
4. Maximize use and accessibility of existing recreational facilities.
 - A. Rehabilitate and redevelop existing facilities.
 - B. Redesign ball fields and improve swimming pool at Andrew Puoplo Playground. (North End Playground)

Five Year Action Plan

A. Provide Indoor Recreation Facilities

1. Complete renovation of North Bennet Street Bathhouse
2. Construct indoor recreational complex
3. Renovate North End Pool Bath House

B. Develop new facilities

1. Construct MDC Park
2. Construct boat landing @ MDC Park
3. Construct Long Wharf Park

C. Provide public access along Waterfront

1. Incorporate public access into new development
2. Public marina at T Wharf
3. Public landing at Long Wharf
4. Commuter boat facility
5. Pedestrian walkways

D. Maximize use and accessibility of existing facilities

1. Rehab existing facilities
 - a. Andrew Puopolo Playground (North End Park)
 1. Redesign softball fields
 2. Rehabilitate basketball courts
 3. Improve swimming program
 4. Provide tennis courts

- b. Cutillo Playground
(total redevelopment)
- c. Polcari Playground
(total redevelopment)
- d. DeFillipo Playground
(total redevelopment)
Phase I
Phase II
- e. Charter St. Playground
(total redevelopment)
- f. Foster St. Playground
(total redevelopment)
- g. Douglas Court Playground
(total redevelopment)

Cleveland Place Playlot

- 1. Acquire from Real
Property
- 2. Develop as recreational
facility

E. Maintenance/Management

- 1. Improve and expand municipal
maintenance
- 2. Expand staff
- 3. Develop community maintenance
programs

ROSLINDALE



ROSLINDALE NEIGHBORHOOD

Roslindale is an ethnically diverse community of 33,000 people located in the southwestern section of Boston. It is primarily a neighborhood of one and two family homes.

Land Use Patterns

This community contains 1,712 acres, and, based on 1970 census data, has a density of 19.2 persons per acre. There are 30.25 acres in public open space, including 9.03 acres in school playgrounds. The public Urban Wilds sites in Roslindale are all vistas; hilltops affording spectacular views, but no open space acreage. Privately-owned sites which have been designated Urban Wilds total 96.34 acres.

Roslindale's predominant land use is residential, mostly single and two family homes, with triple deckers found in the Lower Washington Street section. The Lower Washington Street area also contains light manufacturing uses. The major commercial node is Roslindale Square; other commercial areas are along Washington Street/Highpoint Village area; and the American Legion Highway. In addition, there are two public housing developments, both of which require extensive renovation. The Archdale development is at Washington Street and Archdale Road; Washington-Beech is located at Washington and Beech Streets.

There are some five acres of vacant land along the proposed Southwest Corridor right-of-way. By the time the highway project was cancelled in 1972, many homes had been demolished, creating the vacant parcels. Some of this land could be developed for housing, and other portions set aside for additional open space, which the neighborhood badly needs.

Land use patterns are not expected to change radically in the future. Development of some of the Southwest corridor vacant land is expected, and total neighborhood population should increase slightly in the future. Another change in land use is the rehabilitation of the Roslindale High School into approximately 100 units of elderly housing. Neither of these changes should put a great demand on the limited open space in Roslindale. The High School will contain its own facilities for passive recreation, and portions of the Southwest Corridor land should be set aside for open space as redevelopment of the land progresses. No increased demand for facilities is expected; however, there is not sufficient open space to meet the current needs of the population of Roslindale at this time.

Roslindale's population, density, income levels and land use factors relate to open space policies in the following general ways: neighborhood residents are under-served in their recreation opportunities. Because there is no Community School in Roslindale, it is necessary for students to travel to West Roxbury or Jamaica Plain to have access to an indoor pool. Almost 34% of the residents are under 19, and there are only two playgrounds in the community which contain basketball, baseball and/or football facilities. Great demand for elderly sitting areas can also be expected in this neighborhood, since 20% of the residents are over 60. Adams Park, in Roslindale Square, has a few benches along the Washington Street side.

Many of the homes have backyards, but, particularly in the case of the triple deckers, these are small spaces which do not afford an individual family much private open space. The degree of car ownership (71.9%) indicates an ability to travel to recreation facilities; however, despite the proximity of the Arnold Arboretum and the Stony Brook Reservation, these facilities do not appear to play a major role in Roslindale's recreation activity. This neighborhood can be expected to have a demand for traditional sports activities, like baseball, softball and basketball.

Transportation

Roslindale is at the cross-roads of Southwest Boston. As such, it has good highway access. Major routes include the American Legion Highway, Cummins Highway, West Roxbury Parkway, and Washington Street. In addition, bus service from the Orange Line MBTA terminal at Forest Hills is frequent, as all but one current bus route passes through Roslindale. The Needham Branch of the commuter rail service has been shut down until 1985, while the Southwest Corridor project is constructed. A major issue is the type of service to be provided when the line re-opens: rapid transit or upgraded commuter rail. Current MBTA policy is for commuter rail upgrading while retaining the option of rapid transit service in the future.

Needs Assessment

The National Parks and Recreation Association (NPR A) has set Standards for open space in a community. The Standards are 10 acres of open space for every 1,000 people. The chart below summarizes the open space in Roslindale.

<u>1970 Population</u>	<u>Acres Open Space*</u>	<u>Acres Open Space/ 1,000 Persons</u>	<u>NPRS Standard Difference</u>
32,911	30.25 Including 9.03 acres of school playground.	.91	(10/1,000 -298.85 329.1

* All open space in Roslindale is classified as "recreation"

With only 30.25 acres of open space, Roslindale is severely deficient in open space acres. Of all the City's neighborhoods, only Chinatown has less open space acreage. While the NPR A Standards may be "generous" for neighborhoods with medium to low density residential characteristics, the existing ratio of .91 open space acres per 1,000 people is certainly inadequate.

A. Conservation Areas

Open space in Roslindale is in short supply. As part of a balanced program to provide additional open space to the community, conservation land should be acquired by the City primarily those sites which have been designated as Boston Urban Wilds.

Special user groups for conservation land include the elderly, which comprise 20.7% of Roslindale's population. Conservation areas, with developed passive recreation facilities such as paths, benches, etc. would serve this group. Provisions for handicapped persons to enjoy these sites should also be made.

B. Recreation Areas

All of Roslindale's 30.25 open space acres are classified as "recreation" uses. Recreation areas may be divided on the basis of activities pursued and facilities available. Active uses include sports activities such as tennis, softball, basketball, as well as gymnasium facilities, swimming pools, etc. Passive uses include picnic areas, hiking paths, trails, etc.

The NRPA also set standards for active vs. passive recreation in a community. Their standards call for 50% of the open space to be for active recreation, and 50% for passive recreation. The chart below summarizes Roslindale's recreation acreage.

Total Recreation Acres	Active Recreation Acres	NRPA (50%)* Standard	Passive Recreation Acres	NRPA (50%) Standard
30.25	29.46	164.55	0.79	164.55

* This is according to the NRPA Standard/1,000 persons discussed above - 329.1 acres for Roslindale.

Even taking into account the private backyards and relatively low residential densities in Roslindale, this neighborhood is woefully inadequate in recreational open space.

Roslindale's passive recreation areas include Adam's Park in Roslindale Square, and Gustav Emmel Square, a landscaped traffic island. Attractive, well-maintained Adams Park, with its mature trees, could be better utilized as a sitting area, particularly for elderly persons, with the installation of more benches. The neighborhood could use additional open space for passive recreation, since .79 acres to service 33,000 people is not enough.

The remaining 29.46 acres are devoted to active recreation areas. These include Healy Field and Fallon Field, and school playgrounds. Both of these fields were recently refurbished by the City. Because of extremely heavy use, maintenance of the facilities should be increased.

The school playgrounds are generally asphalt areas, with some type of equipment, such as swings, basketball hoops, etc. These areas are generally in good/fair condition, but usually lack any kind of grassy play area.

The National Parks and Recreation Association has Standards for active recreation facilities. A summary chart follows:

<u>Facility</u>	<u>NPRA Standard/Recommended 1,000 people</u>		<u>Available</u>	<u>Deficient</u>
Baseball Diamonds	1 per 6,000	5.5	5	.5
Softball Diamonds (and/or youth diamonds)	1 per 3,000	11	-	11
Tennis Courts	1 per 2,000	16.5	4	12.5
Basketball Courts	1 per 500	66	5	61
Swimming Pools - 25 meter	1 per 10,000	3	1	2
Swimming Pools - 50 meter	1 per 20,000	1.5	0	1.5
Open Space				
Playlots	1 per 500-2,500	33	3	30
Vest pocket parks	1 per 500-2,500	33	-	33
Neighborhood parks	1 per 2,000- 10,000	5	2	3
District Parks	1 per 10,000- 50,000		1	0
Large urban parks	1 per 50,000		1	0
Regional parks	Serves entire population			

As can be seen from the chart, Roslindale is deficient in active recreational facilities. Even where the standards seem excessive (particularly basketball courts), Roslindale does not have half of the recommended facilities. Additional softball diamonds, tennis courts and playlots are needed. Without additional facilities, Roslindale residents are not able to enjoy different types of outdoor sports without leaving their neighborhood. For this neighborhood, the standards are perhaps excessive, but a goal of reaching 75% of the recommended facilities (except for basketball) would be a realistic one.

One area of Roslindale where the need is particularly acute is in the Southwest Corridor area. Two Playgrounds, Cardillo and Pagel, are eyesores and hardly constitute recreation facilities. They should be relocated and rehabilitated.

Another acute recreation need is in the public housing developments. Almost totally surrounded by asphalt, these projects offer little even in the way of green open space. A recreation building owned by the City at the Archdale Development needs to be rehabilitated and opened not only to Archdale residents, but to the entire community. Innovative methods of management and maintenance are needed to make this project viable, however, given the constraints on the City's parks budget.

At the Washington-Beech Development, a passive sitting area and a tot lot were recently refurbished. A tenant task force on recreation should be developed to prioritize additional recreation needs, as well as help insure the viability of the new improvements.

Basketball courts, softball diamonds and tennis courts are all missing at the public housing developments. There are simply no facilities for the large number of children. The funds available to the Housing Authority are inadequate; but innovative ways of providing recreation opportunities within these developments should be explored with the tenants, the Housing Authority and the City.

A need which is not confined to Roslindale is for increased parks maintenance. The City must be willing to allocate admittedly scarce resources to maintain the substantial investment it has in Fallon and Healy Fields. So, too communities must be willing to explore ways of maintaining some smaller park areas themselves, in recognition of the benefit they derive from a clean well-kept open space.

Goals and Objectives

Open space, for the purposes of this report, is divided into two general categories: (1) conservation areas, which may include passive recreation uses like birdwatching and walking and (2) recreation areas, which include facilities for both passive recreation, and active forms of recreation.

A. Conservation Areas

Roslindale does not have any publicly-owned land areas which could be considered conservation areas at this time. Conservation lands contain significant natural features and are protected by public ownership or controls to preserve the land. As open space, they may or may not include passive recreation opportunities.

1. Seek to acquire conservation lands in order to augment the amount of open space in Roslindale.
 - A. Survey the five designated private Urban Wild sites to determine which ones, if any, could be classified as conservation properties.
 - B. Survey vacant land along the Southwest Corridor to determine if any of these parcels could be classified as conservation areas.
2. Develop citizen awareness of conservation lands.
 - A. Institute conservation programs in schools.
 - B. Develop a constituency for conservation to assist in acquisition efforts.
3. Develop suitable recreation uses in conservation lands.
 - A. As acquired, inventory conservation lands for potential recreation uses.
 - B. Discuss needs and desires for recreation opportunities in conservation areas with citizens and conservation groups.
 - C. Provide access to areas which contain recreation uses.

B. Recreation Areas

All of Roslindale's open space is classified as recreation. These are sites which offer specific facilities for some form of active or passive recreation. There are 30.25 acres classified as open space recreation sites.

Goals and Objectives

1. Maintain recreation facilities and programs.
 - A. Work with community/neighborhood groups to develop innovative maintenance programs as appropriate.

- B. Develop "Parks Awareness" programs to decrease vandalism and littering.
2. Work with neighborhood groups to determine recreation priorities.
 - A. Work to establish constituencies in each neighborhood for parks and recreation issues.
3. Form a Southwest Corridor Land Task Force
 - A. Study the vacant Southwest Corridor land to determine sites appropriate for recreation.
 - B. Work to get these identified sites developed for recreation uses.
 - C. Determine which recreation uses are needed and desired by the community.
4. Maximize opportunities for development and expansion of recreation areas.
 - A. Using priorities established with the community, acquire new sites and provide needed programs.
 - B. Develop funding sources to accomplish this, including private sources of recreation money.
5. Work with residents of the two public housing developments, Washington-Beech and Archdale, to develop better recreation resources.
 - A. Rehabilitate the recreation building at the Archdale development.
 - B. Encourage a tenants maintenance effort to keep the new tot lot at Washington-Beech in good condition.
 - C. Work to increase awareness of other recreational resources in the Roslindale area, including the Arboretum and organized sports groups.
6. Assure access to recreation facilities.
 - A. Study the feasibility of establishing parking areas at existing facilities.
 - B. Provide handicapped access where difficult or unavailable.
 - C. Insure handicapped access in all new recreation facilities.

Five Year Action Plan

Priorities for Action in the next five years for Roslindale include:

1. Provide additional recreation open space in Roslindale.

The opportunity to utilize some of the vacant Southwest Corridor land as parkland or conservation land needs to be explored. In either case, portions of this vacant land should be left as open space in Roslindale.

Two playgrounds in the Southwest Corridor area should be improved. Cardillo Playground should be relocated to 457-435 Hyde Park Avenue. This is a vacant, State-owned parcel adjacent to the Barron School. The continued use of the Barron School as an educational institution is in some question. If the building remains a school, the relocated playground should incorporate the needs of the school children for outdoor recreation. If the Barron School is closed, whatever re-use of the building occurs should also utilize the relocated playground. The surrounding neighborhood, in any case, needs a better recreation facility. Both active areas, and passive areas for sitting and a tot lot, should be included here. The present site of the playground should be considered for commercial re-use.

Pagel Playground, which is in very poor condition, is actually in the Forest Hills neighborhood. However, Roslindale residents look to the playground as a resource for their neighborhood as well. The facility should be extended to Hunter Street on the adjacent State-owned property. The few swings could be relocated; and additional tennis courts could be constructed.

Other vacant parcels of land throughout this community should be surveyed and analyzed as possible recreation land.

2. Urban Wilds

While these acres are in private ownership, and are not open to the public, they currently do provide respite from development in this neighborhood. The City should re-survey the Urban Wilds in Roslindale and determine which ones are suitable for recreation uses and which ones are suitable, if any, for conservation uses. Then, a concerted effort to acquire the properties through a variety of methods, including easements, gifts, purchases, etc. should be undertaken.

At the very least, the Urban Wild Sites should be protected through a special zoning designation which would require review of potential development.

3. Public Housing Recreation

Roslindale's public housing developments are totally lacking in active recreation opportunities for teenagers and pre-teenagers. Provision of new facilities in the developments should be a priority in this community in

the next five years. Working with the tenants and the Housing Authority, innovative ways of both developing and maintaining the needed facilities should be explored.

FIVE YEAR ACTION PLAN

Activity

Park Rehab/Restoration

James Healy Playground
refurbish ballfields

Archdale Recreation Building
complete rehabilitation

Park Redesign/Reconstruction

Cardillo Playground
relocate; design/implementation

Pagel Playground
expand on adjacent property;
design/implementation

Explore ways of improving
existing school playgrounds

New Park Construction

On appropriate sites in
Southwest Corridor - locate/
design/implementation

In privately-owned Urban Wilds,
if/when acquired by the City

New Recreation Facilities

Tennis Courts
Softball Fields
Sitting Areas
Tot Lots
For all facilities;
feasibility/design/
implementation

Recreation Programs

In conjunction with the
School Department, institute
programs at the school
playgrounds

Provide community-wide recreation programs at Archdale Recreation Building, when rehabilitated

Expand recreation programs for elderly and handicapped persons

Planning

Work with Archdale residents to rehabilitate the recreation building and to provide additional recreation opportunities at the development

Work with Washington-Hills Association and tenants to maintain new tot lots at the Washington Beech development, and to provide additional recreation opportunities

Establish a Southwest Corridor land re-use task force to identify suitable recreation sites in corridor land

Evaluate private Urban Wilds sites for: acquisition potential and suitable recreation/conservation uses

Update and revise open space and recreation plan with assistance of community residents

Coordinate neighborhood open space and recreation activities

Participate in CDBG/Capital Budget process to allocate funds for parks/recreation purposes

Maintenance/Management

Improve and expand City's maintenance program; allocate additional funds; expand staff; acquire equipment

Explore additional sources of maintenance money; grants, private sources

Develop community maintenance programs:
Washington-Beech tot lot
Gustav Emmel Square

Security/Enforcement

Institute programs in schools showing costs of parks vandalism

Establish "Park Watchers" program similar to Neighborhood Watchers to patrol parks and report disturbances to police

Encourage Police to actively patrol parks

1. "Estimates of the Minority and Non-Minority Population of Boston Neighborhoods in 1976." Boston Redevelopment Authority Research Department. "Minority" includes Blacks, American Indians, Orientals, and Spanish-speaking persons.
2. "Population and Employment Projections for Boston by Neighborhood - 1975-2000." Prepared by the Central Transportation Planning Staff. Revised October 15, 1979.
3. Consensus, Inc. (The Plesser Poll), 1978 Survey of Boston Resident Attitudes.
4. 1970 Census Data.

ROXBURY



CITY of BOSTON
NEIGHBORHOOD
LOCATION MAP

ROXBURY NEIGHBORHOOD

Land Use Patterns

Roxbury is unique among the Boston neighborhoods in its geographic social and economic makeup. Roxbury can be divided into several sub-areas each with their own characteristics. Highland Park is one of the most historically significant sections of Roxbury, as is evident in John Eliot and Alvah Kittredge Squares. It is a neighborhood with unique housing and vistas of downtown Boston. Currently the housing stock is becoming attractive to an increasing percentage of young professionals, who along with the efforts of the Boston Redevelopment Authority are stabilizing an area which had deteriorated within the past 10 years.

The Sav-Mor area is relatively stable with moderate rates of abandonment and vacant lots. Housing is in better condition than in the rest of the area or in Roxbury as a whole.

Lower Roxbury is an area with diverse land uses - residential, industrial, commercial and recreational. Although lower Roxbury is a primarily lower income area troubled by crime and dominated by housing projects, the area's strength lies in the Dudley terminal area which is Roxbury's central business area. Other strengths include new housing developed by the Lower Roxbury Community Corporation, Campus High School, the new Occupational resource center, and the vast amount of vacant land that lies in the Southwest Corridor where an industrial park is presently being developed.

Washington Park is a 502 acre area bounded by Washington, Dudley, Warren and Seaver Streets contains 50% of Roxbury's residents. Median incomes and property values here are the highest in the district.

Physically, Washington Park is quite diverse with well maintained older residential areas near Franklin Park, new housing constructed under the renewal program in the center, and the Dudley Station commercial/institutional area near lower Roxbury.

Five Year Action Plan

Roxbury has the unique problem of having an incredible number of vacant lots due to abandonment and building demolition. There are 4,381,624 square feet of privately owned vacant lots and 3,270,469 square feet of publicly owned vacant lots in Roxbury.

In order to regulate the future uses of so many vacant areas it will be necessary to create a comprehensive land use plan for the area. The realization that some of the publicly or privately owned land in Roxbury is fit for development while other land is less desirable necessitates some type of flexibility in the plan. Zoning can be used as a tool for the enforcement of any such plan.

A. Open Space Management Inventory of Publicly Owned Vacant Lots And Maintenance on Open Space

The Open Space Management Program is working effectively in Roxbury. As of September 1979, thousands of square feet of vacant lot space had been treated by the program. A strong push will be made to have a clear visible effect on each open space during the five year planning period.

The open space management program should continue as it presently operates in Roxbury, and programming of lots and management tasks will be submitted as usual prior to each scheduling period. In conjunction with the open space management program, all efforts will be made to turn open space management responsibilities over to the community through the mechanism of community groups. It is anticipated that this will generate both local interest in the physical disposition of the parcels and some opportunity for economic return to the community.

There are several groups in the field of open space preservation who have already had some degree of experience. The Trust for Public Land and Boston Natural Areas fund have been very successful in their operations, and it would be a benefit to seek their services and the services of groups like theirs when deriving strategies of land acquisition, funding and whatever other management questions may arise.

Owner occupants will be encouraged to purchase and maintain the lots abutting their properties for use as expanded yard area or vegetable gardens. This policy has been successful in the past in Roxbury, and it goes a long way toward improving the aesthetic quality of the neighborhood. It is expected these efforts will strengthen community resident's interest and participation in the upkeep and management of their immediate environs.

B. Urban Wilds

In Roxbury, special attention must be paid to those natural areas still existing for two reasons; they are under constant threat of development due to the urban land crunch, or they are invaluable sources of passive recreation for the lower income and less mobile population that Roxbury

houses. As part of the five year action plan, special consideration will be given to the 13 possible urban wilds sites totalling 15.59 acres presently existing in Roxbury. These sites will be evaluated in terms of their respective contributions to the recreational needs of the community, the fragility of the environment, the feasibility of returning the land to natural uses, and the threat of impending development.

Of the 13 urban wild sites in Roxbury, four are under threat of development: St. James, Alpine, Tountain Street and Warren Gardens. These sites will be examined and some sort of action program will be devised to save those sites for which the community, in conjunction with the City, feels the greatest sense of need.

It is advisable that the oversight and management duties of urban wilds locations be delegated to community groups as they become available. Land trusts have also proven successful in managing urban wilds so they too should be considered as an option for Urban wilds management. Boston Natural Area Fund has expressed an interest in providing capital funds to re-naturalize mid-city spaces, they should be encouraged to operate in Roxbury.

This parks and open space management program if implemented in Roxbury will yield benefits in terms of resident satisfaction and beauty. It will be a landmark in the reclamation of inner city park facilities from deterioration and will go hand in hand with other revitalization strategies operating within the district. It is anticipated that this program and programs like it implemented throughout the City will once again make Boston's a viable park system.

C. Maintenance

In Roxbury, there are several groups who take active interest in park maintenance; in some cases the groups may be primary users of the facilities for example, baseball leagues, and in some cases they are just concerned citizens. It is recommended in Roxbury, because of its severe park maintenance difficulties that at least some of the basic maintenance duties in specific parks be made the permanent responsibility of designated community groups. This would have the added impact of reducing vandalism and increasing community awareness of the value of viable parks through vested interests. The responsibilities of the groups and the process by which they are selected should be worked out during Year One of the planning period.

SOUTH BOSTON



CITY of BOSTON
NEIGHBORHOOD
LOCATION MAP

SOUTH BOSTON NEIGHBORHOOD

The neighborhood of South Boston is bordered by water on the north, east and south sides and an industrial belt on the west. Topographically, South Boston is generally flat with some gentle sloping with the exception of Thomas Park which rises steeply from the sea to an elevation of 150 feet. Since the 1830's, South Boston, like other neighborhoods near downtown Boston, has greatly expanded its land area by filling bays, coves and inlets. Today, South Boston is a peninsula of approximately four square miles with spacious beaches and well-maintained parks. Its prime location not only affords its residents direct access to downtown Boston, but also immediate access to points north and south. South Boston is a stable, middle-income neighborhood and is considered one of the safest neighborhoods in Boston.

Land Use Patterns

Land uses within this neighborhood are quite distinct. The northern section is industrial, and the southern section is residential. The housing stock is predominantly three-family wooden structures and was built before 1939. Single-family structures are spread throughout, especially in the City Point and Telegraph Hill sub-areas. Commercial uses are concentrated along West Broadway and East Broadway and other industrial warehousing uses comprise the western border.

Due to the lack of stringent controls in the past, industrial encroachment created a band of mixed uses along First and Second Streets. As a result, numerous vacant lots surround the remaining housing resulting in disinvestment. Community groups petitioned the Boston Zoning Commission to change the zoning to reflect current land use and the City is currently studying this area for the creation of a "Buffer Park."

Sub-Areas

A. City Point

City Point is located in the eastern section of South Boston and includes Independence Park, the Christopher Lee Playground, Marine Park, Pleasure Bay, Castle Island, "L" Street Bathhouse and "H" Street Beach. A portion of the commercial center which serves the entire district is located along Broadway in City Point, and local neighborhood commercial establishments are scattered on corners of residential streets throughout the area.

The Sea-Land containerport and other port activity occupy filled land north of Marine Park and Pleasure Bay, and several heavy industrial uses are located along First Street. Aside from the Lee Playground, there is no buffer or definite boundary separating industrial land from the residential neighborhood, and there is a lack of open space facilities in this area.

There are some large single and two family houses along East Broadway and in the vicinity of Marine Park and the waterfront; the remainder are either wooden triple-deckers, brick or frame rowhouses. Although most of

the housing is in good or fair condition, 1,622 units or 38% of the neighborhood housing stock required over \$1,000 for fix-up in 1973. According to a City/BRA survey, more than 25% of the units in City Point were owner-occupied; in 1970, this figure is slightly greater than the district average. The majority of residential structures in the area contain three dwelling units, and most have resident owners.

B. Telegraph Hill

Telegraph Hill is located south and west of City Point and is bounded by Broadway, Old Harbor Street, M Street, and the L Street and Carson Beaches. Thomas Park, a visually dominant feature atop Dorchester Heights, is now a part of the Boston National Historic Park which insures that it will be properly maintained by the U.S. Department of the Interior. This should have a positive affect on the housing stock in the area and will induce more residents to use the park, which in the past has been under-utilized.

Thomas Park is surrounded by single- and two-family detached houses, some of the most architecturally notable buildings in the district. Other open space facilities for this sub-area include Thomas Park, the Tynon Community School and the heavily utilized "L" Street Bathhouse and Carson Beach.

The majority of houses in the area are in good condition and the rest in fair condition. Fewer than a quarter of the dwelling units required fix-up exceeding \$1,000 in 1973. The area shows strong signs of residential stability.

C. Columbus Park

Columbus Park is in the southern section of South Boston, west of Telegraph Hill and bounded by Old Harbor Street, Dorchester Street, Old Colony Avenue, William Devine Way, Dorchester Avenue, the Expressway and Carson Beach. Carson Beach and Columbus Park itself, a 58-acre active recreation field, are dominant features and are well utilized by area residents.

The neighborhood includes two housing projects, the Mary Ellen McCormack and the Old Colony housing projects, and a relatively small amount of private housing. The McCormack housing project, one of the oldest in the U.S., is stable, well-maintained, and has a good deal of grass and open space.

Most of the area's private houses are frame triple-deckers. The majority are in fair condition, and the rest in good condition.

D. Andrew Square

Andrew Square is situated north and west of Columbus Park and is bounded by Dorchester Avenue, Old Colony Avenue and William Devine Way. It has a small commercial center, which is a mixture of stores which serve the local neighborhood and stores which serve and supply other businesses and industries. An MBTA transit station is located in this center.

The dominant housing type is the frame triple-decker, complemented by some single- and two-family houses. The majority of the area's housing stock is in fair condition, with some structures in poor condition and others in good condition.

Two kinds of conversions have been taking place in the area: (1) from two-family houses to single-family dwellings; and (2) from large flats to smaller apartments. These conversions are evidence of an increasing and changing demand for housing in the area, which may be generated in part by the new campus of the University of Massachusetts at nearby Columbia Point and due to national/ regional trends toward smaller families. This neighborhood which is surrounded by industrial uses to the north and west, totally lacks open space facilities within its boundaries and must rely upon the nearby Columbus Park to fill the void.

E. West Broadway/Lower End

West Broadway is located in the western section of South Boston and northeast of Andrew Square. It surrounds the "D" Street housing project and is bounded roughly by West First Street, Dorchester Avenue, Old Colony Avenue, Dorchester Street, West Broadway and F Street.

The area includes a major portion of the West Broadway business district, which runs along Broadway. A number of industrial establishments and warehouses are located along West First and West Second Streets and in the northwestern corner of the area.

The lack of a definite boundary or buffer to separate the residential neighborhood from these uses has resulted in a section of mixed use along the northern edge of the area. Heavy truck traffic generated by these warehouses and industries creates a safety hazard, pollution and congestion on residential streets. This area lacks sufficient open space facilities and residents only have the Condon Community School indoor and outdoor facilities, and three small playgrounds to choose from.

Recent housing studies have shown that there has been occasional investment, but also the highest rate of housing abandonment, deterioration and vacant lots in South Boston. The most recent figures from the BRA's Open Space Management Program indicate that there are 90 City-owned vacant lots and an equal number which are privately-owned, and four City-owned and 30 privately-owned vacant buildings. The vacant lots are hazardous and unsightly dumping areas for debris or wrecked cars while the abandoned buildings are potential fire hazards to the community. The cost of rehabilitating most of the housing in the area is beyond the means of landlords, and the rent they would have to charge to cover improvement cost would be beyond the means of their tenants without subsidies.

The rowhouse, of either brick or woodframe, is the dominant housing type in the area. Although the bulk of residential structures are in fair condition, many are in poor condition and few are in good condition. A total of 1,125 units, over half of the neighborhood's housing stock, required fix-up in excess of \$1,000 in 1973.

F. "D" Street Project Area

"D" Street is located within the West Broadway area and is bounded by B Street, West Broadway and West Seventh Street. This project, built in the 40's is poorly designed and lacks sufficient open space facilities for a project of this size. The recreation facilities remaining have been abandoned by the BHA. The Condon Community School, located within the project, with its indoor-outdoor recreational facilities and community programs offers various activities to project and area residents; but the overall condition of the "D" Street project desperately needs massive public funds for revitalization.

Close to \$6 million in State modernization funds were recently awarded to this project for renovations. The key to a successful future for this project lies the BHA's new management program. The BHA is attempting several changes and, hopefully, the combination of these changes and the infusion of State funds will turn this project around.

Transportation

South Boston is served by the MBTA-Red Line with stations at Broadway, Andrew and Columbia. The rest of the district has MBTA bus service to one of the aforementioned "T" stations or to the downtown. South Boston has immediate access to the Southeast Expressway and is only 5 minutes by automobile from the Central Business District. Columbia Station services Columbus Park directly, while Andrew and Broadway Stations provide bus service to the remaining open space facilities.

Needs Assessment

South Boston has large tracts of land devoted to recreation: Columbus, Marine and Castle Island Parks and Carson, "L" Street facility and "M" Street Beach and Pleasure Bay for swimming and boating activities. These facilities which are predominantly MDC-owned are located on the southern side of the neighborhood and are better maintained than the smaller city-owned playgrounds and play areas located inland.

The 1970 U.S. Census showed that a total of 6,563 or 17.1% of South Boston's juvenile population were between 0-9; 7,012 or 18.2% were teenagers 10-19 years, and 7,475 or 19.4% were elderly (60+). Recreation needs for young persons which comprise 35.3% of the total population need to be expanded at the local neighborhood level in addition to providing passive recreation areas for the elderly. There are large numbers of vacant lots within the West Broadway sub-neighborhood which could be utilized to increase open space for both groups. In addition, the creation of a "Buffer Park", utilizing groups of vacant lots on the northern fringe of this community, would also address the needs of these groups.

The standards established by National Parks and Recreation Association indicate that although South Boston ranks near the top of the City's neighborhoods in recreational space, the district needs an additional 99.16 acres. For every 1,000 South Bostonians, there are 7.42 acres of recreational space, whereas the NPRA indicates that there should be 10 acres for every 1,000 persons.

The provision of an additional 99 acres to meet the NPRA standards is not likely to be made in the near future given the density level of this district and the lack of undeveloped land. Those previously mentioned vacant parcels within the West Broadway neighborhood could be consolidated for recreational space; the City is looking into the possibility of creating a "Buffer Park"; and the need for tennis courts on the White Fuel Property on East Second Street.

Considering the high utilization of this neighborhoods playgrounds and playareas, there is a need for reconstruction of the Buckley, Sweeney, the "D" Street Project facilities and replacement of the "M" Street Clubhouse. Included in the redesign of these play areas must be the inclusion of tennis and basketball facilities which South Boston lacks.

Open Space/Recreation Standards
South Boston

<u>Facility</u>	<u>Standard/ 1,000 People</u>	<u>Need</u>	<u>Existing</u>	<u>Deficier</u>
Baseball diamonds	1 per 6,000	6	7	0
Softball diamonds	1 per 3,000	13	5	8
Tennis courts	1 per 2,000	19	6	13
Basketball courts	1 per 500	76	9	67
Swimming Pools				
(25 meters)	1 per 10,000	4	2	2
(50 meters)	1 per 20,000	2	0	2
<u>Open Space</u>	10 acres per 1,000	385 acres	285 acres	100 a
Playlots/Vest pocket parks	1 per 250-1,250	38	4	34
Neighborhood parks	1 per 2,000-,1000	4	6	0
District parks	1 per 10,000-50,000	1	2	0
Large urban parks	1 per 50,000	-	-	-
Regional parks	Serves entire population	-	-	-

Goals and Objectives

Open space and recreation goals and objectives for South Boston can be summarized as follows:

1. Preserve and restore the Dorchester Heights Monument and Park (recently named a National Landmark), Fort Independence at Castle Island and the Olmsted designed "Strandway".
 - A. Continue restoration of park facilities.
 - o Complete winterization of Dorchester Heights Monument.
 - o Complete restoration of Fort Independence so that the facility may be opened to the public once again.
 - o Complete drainage repair to ballfield behind Murphy Rink and plant a tree screen the full length of Day Boulevard from the rink to Fort Williams to reduce noise and visual pollution from abutting Massport user. (Sealand)
 - B. Provide security measures (including new lights and 24-hour security) at the Dorchester Heights Monument and Fort Independence.
2. Maximize development and expansion opportunities of new open space areas.
 - A. Develop additional open space areas in the West Broadway and City Point neighborhoods through the development of a "Buffer Park" which could utilize hundreds of vacant lots between the northern industrial section and the southern residential community.
 - B. Develop four tennis courts on surplus White Fuel property on East Second Street for community use.
3. Maintain and expand recreational facilities and programs.
 - A. Examine the need for additional or improved City recreational programs.
 - B. Develop additional recreational facilities.
 - o Provide more basketball, racquet ball, handball and indoor swimming pool facilities.
 - o Replace "M" Street Clubhouse.
4. Devise new and innovative approaches to open space management.

- A. Improve and expand municipal maintenance capabilities.
 - B. Develop a neighborhood maintenance program for Buckley Playground, Sweeney Playground; tenants - "D" Street Housing Project playground - Condon School.
5. Work closely with community groups in determining open space and recreation needs and sites.
- o Update open space and recreational plans in consultation with concerned neighborhood groups.
6. Maximize value and use of existing open space areas.
- A. Redesign and reconstruct grossly-neglected and underutilized areas.
 - o Buckley, Sweeney, "D" Street facilities, and "M" Street Clubhouse.

Five Year Action Program

A. Areas to be Acquired

West Broadway - Private City-owned vacant lots are available for open space needs in the West Broadway neighborhood of South Boston, south of the "D" Street housing project which could be acquired for recreational space. This sub-area has the least amount of and access to recreational space in South Boston and the consolidation of these vacant lots could be used for tot lots or small playgrounds.

Buffer Zone - The BRA is currently looking into developing a "Buffer Park", which would utilize consolidated vacant lots on the northern fringe of the residential section, creating a "buffer" between the industrial uses north of 1st and 2nd Streets and the residential uses to the south. The vacant parcels would have to be appraised, purchased, cleared and improved and a mechanism set up for maintenance to ensure the success of this park.

White Fuel - Vacant paved property to be utilized for four tennis courts.

B. Areas to be Developed

Columbus Park - Although this 57-acre park appears to have been utilized to its capacity, there is still some room for additional facilities. As mentioned previously, this park needs a vehicle barrier on the western boundary to complement the recently-installed MDC fence on the eastern side. The proposed street hockey facility will help meet the street hockey needs of South Boston. Other amenities such as lighting for some of the ballfields and repairs to the tot lot fences are needed.

"L" Street - Curley Recreational Center - The wooden divisional piers between the men's and women's bathing sections need to be repaired. Within the center, new weight training and other equipment is needed.

Lee Playground - (Replace) (Repair) the "M" Street Clubhouse as athletes and neighborhood users have been unable to use the "M" Street Clubhouse for change of clothes or restroom facilities as it has been in total disrepair for some time. Finish replacement of aluminum bleachers alongside football field.

Thomas Park - The Heights Monument (a recently designated National Historic Landmark) needs to be weatherstripped to keep out water damage. New stairlights, wrought iron fences and embankment landscaping needed.

Fort Independence - Fort Independence, a MDC facility which has gradually been renovated over the last few years but is not yet open to the public. Additional funds need to be allocated so that this

historic fort can be opened to the public. That section of land between Murphy Rink and Fort Independence abutting the Sealand Terminal needs a tree screen installed to minimize containerport activities from recreational users.

Reverend Buckley Playground - This is a heavily utilized park which needs to be completely reconstructed. It is one of the few playgrounds in the West Broadway neighborhood.

Carson Beach Headhouse - This headhouse, constructed in the early 1900's is currently underutilized. One section is a maintenance garage for MDC trucks and vehicles, another section has one or two administrative offices and the remainder, the headhouse portion is in disrepair and is used to store MDC materials. Facilities for the public such as restrooms and dressing rooms are limited.

C. Programs to Be Provided

Playgrounds within the West Broadway neighborhood and the Lee Playground need more Park Department supervisory programs to engage as many neighborhood users as possible. The need for establishment of a signed bicycle/joggers path from Kosciusz Circle down Day Boulevard, around Fort Independence, and the Pleasure Bay Lagoon and back, should be examined. Better supervision of recreational programs at Curley Recreational Center are also needed.

D. Security, Enforcement

As vandalism continues to take a larger bite out of recreational budgets, special police patrols to "trouble spots" which would be dispatched on a regular basis should be examined. Proper day-time supervision at the Curley Recreational Center, for example, would cut down on destruction or theft to recreational equipment.

E. Maintenance

Open space and recreation facilities in South Boston are generally in good condition especially those owned and operated by the MDC which are located along Day Boulevard. Open space and recreation facilities owned by the City and maintained by the Parks & Recreation Department are predominantly located inland and require additional maintenance and in some cases, replacement. Experimentation with community maintenance programs at small recreation areas such as Reverend Buckley, Lee Playground, Sweeney and "D" Street should be examined.

Five Year Action Plan

Areas to be Acquired

- A. West Broadway neighborhood
vacant lots
- B. "Buffer Park"
 - 1. Complete park boundary study
 - 2. Design
 - 3. Acquire and construction
- C. White Fuel property - tennis facility

Park Rehab/Restoration

- A. Columbus Park - new lighting,
fencing and tennis facilities
- B. "L" Street - Curley Recreation
Repair wooden divisional piers
- C. Lee Playground
Replace/repair clubhouse
Install aluminum bleachers in center
section of stands
- D. Thomas Park Dorchester Heights
Monument-weatherstripping
- E. Fort Independence - renovations
- F. Reverend Buckley Playground -
rebuild
- G. Carson Beach Headhouse -
Renovations

Planning

- A. Update and Revise Open Space and
Recreation Plan
- B. Coordinate neighborhood open space
and recreational activities

Programs to be provided

- A. Additional supervisory program for
West Broadway neighborhood playgrounds
- B. Signed bicycle/joggers path along Day
boulevard

Maintenance

- A. Improve P&R maintenance programs at S. Boston's facilities
- B. Experimentation with community maintenance program at Reverend Buckley, Lee Playground, Sweeney and "D" Street Playground

SOUTH END



SOUTH END NEIGHBORHOOD

Land Use Patterns

The contemporary South End is an intricate inner-city mixture of old and new. Despite its small size geographically and demographically, the South End is one of Boston's most richly varied and complex neighborhoods. Renovated and unrenovated rowhouses are mixed with newly constructed housing developments. There is in existence a large, relatively inexpensive stock of victorian rowhouses. Many of these rowhouses, once converted into low and moderate income housing, have been converted back into middle income occupancy for the first time in almost 100 years.

A new economic mix has been achieved by a significant City commitment to low and moderate income residential rehabilitation and new construction. The 1965 Urban Renewal Plan had recommended a total of 3,100 low and moderate income rehabilitated and new housing units. The BRA and the City of Boston (with Federal and State assistance) have met and even surpassed this goal by having been responsible for the construction and rehabilitation of a total of more than 4,400 low/moderate income units including 939 units designed especially for senior citizens.

There exist newly constructed units comprised of housing for senior citizens and several moderate to large subsidized developments such as IBA, Concord Housing, Tenant Development Corporation (TDC), Scattered Site Rehab Program and private renovation of boarded and fire damaged shells.

Needs Assessment

The South End contains approximately 34 acres of open space. Prior to the Urban Renewal Program, open space in the South End had consisted of the large residential squares which were incorporated onto the original design of the South End and several playgrounds managed by the Parks and Recreation Department and the School Department of The City of Boston. One of the accomplishments of the Urban Renewal Plan has been the development of new parks and open space including Derby Park, Peters Park, Sparrow Park as well as the major reconstruction of the Carter Playground. In addition, a new residential square was created with the IBA/ETC Development, Columbus Square was landscaped, enlarged and improved Harriet Tubman Square and improvements to several of the major squares were incorporated into Street Lighting and Reconstruction Program.

The development of parks and open space was a priority of the Urban Renewal Program and as a result more new park development has occurred in the South End over the last ten years than in any other area of the City. However, not all needs are met and open space is a continuing priority. Thus the development of additional space is planned in conjunction with major development projects, which include the replacement of transit service on Washington Street, the Viviendas II Development, the reconstruction of Tremont Street and Columbus Avenue and the Southwest Corridor. Anticipated open space ranges from the planting of trees and landscaping along the arteries to the development of recreational facilities in the planned residential complex to the major park on the deck of the Southwest Corridor.

Rehabilitate the Major Squares

Approximately one-third of the South End open space and recreation facilities are passive in nature and are oriented around the major residential squares, Chester Park, Concord Square, Rutland Square, Union Park, Worcester Square, Blackstone and Franklin Square. Franklin Square and Blackstone Square are the two very important spaces which should be upgraded.

Improvements in landscaping and design are currently planned for Franklin Square. However, the funding level is inadequate for the necessary improvements.

Victory Gardens

Victory Gardens have sprung up on the South End on various parcels cleared through the urban renewal process. Although never a part of the plan, the gardens have become institutional uses of open space. The Gardens are very important in the South End as open space, as a leisure activity and as a source of food. Several of these gardens or other appropriate lots should be acquired by the Conservation Commission or local community groups to ensure the future of these important resources.

OPEN SPACE RECREATION STANDARDS

SOUTH END

<u>Facility</u>	<u>Standard/ 1,000 People</u>	<u>Need</u>	<u>Existing</u>	<u>Deficiency</u>
Baseball Diamonds	1 per 6,000	4	9	-
Softball Diamonds	1 per 3,000	8	-	8
Tennis Courts	1 per 2,000	12	12	-
Basketball Courts	1 per 500	49	9	40
Swimming Pool 25 Meter	1 per 10,000	2.4	2 Temp.	-
Swimming Pool 50 Meter Spray Pool	1 per 20,000	1	-	-
Open Space	10 acres per 1,000	240	32.51	217.51
Playlots	1 per 500-2,500	49	8	41
Vest Pocket Parks	1 per 500-25,00	49	15	34
Neighborhood Parks	1 per 2,000- 10,000	12	5	7
District Parks	1 per 10,000-	2.4	-	2.4
Large Urban Parks	1 per 50,000	-	-	-

South End Population 24,633
1975 State Census

Goals and Objectives

The South End today has significantly more neighborhood playground space and passive landscape areas today than ever before. However, open space and recreation needs still exist and new facilities need to be developed in conjunction with the continuing revitalization of the South End.

The following summarizes the goals and objectives of the South End open space and recreation plan:

1. To minimize opportunities for development and expansion of new open space areas.
 - A. Develop additional open space areas;
 - B. Institutionalize victory gardens;
 - C. Develop additional victory gardens.
2. Continue restoration of park facilities.
 - A. Redesign, landscape and fence Blackstone and Franklin Squares;
 - B. Landscape passive areas;
 - C. Rehabilitate Carter Playgrounds, construct Upton Street Playground, and redevelop O'Day Playground.
3. Devise innovative approaches to open space management and maintenance.
 - A. Improve and expand municipal maintenance programs;
 - B. Develop community maintenance and ownership programs;
 - C. Upton Street playground;
 - D. O'Day Playground;
 - E. Victory Gardens;
 - F. N-1 Park.
4. Work closely with neighborhood groups in determining open space and recreation priorities.
 - A. Periodically update open space and recreation plans with neighborhood groups

Five Year Action Plan

Areas To Be Developed

Victory Gardens

Identify both existing and potential sites for Victory Gardens. Develop program for acquisition, development of and maintenance of sites with community, conservation commission and Boston Victory Gardens.

Blackstone and Franklin Squares

General improvements include landscaping, walks, fencing, lighting and benches.

Maintenance and Rehabilitation

Open Space and recreation facilities in the South End are generally in good condition. Many facilities have recently been improved and several are scheduled to be improved in the immediate future. The real need in South End facilities is for improved and continued maintenance. Community maintenance of smaller neighborhood facilities should be encouraged and expanded.

- A. Develop additional open space areas
 - 1. Landscape major arterials
 - 2. Develop open space within major Development projects
 - 3. Develop Victory Gardens
- B. Continue Restoration of existing facilities
 - 1. Blackstone & Franklin Squares
 - 2. Carter Playground
- C. Develop Innovative Maintenance Programs
 - 1. Improve and expand municipal maintenance
 - 2. Develop community maintenance program
 - a. Provide Neighborhood groups with equipment and funds for maintaining facilities.

UPHAM'S CORNER



CITY of BOSTON
NEIGHBORHOOD
LOCATION MAP

UPHAMS CORNER NEIGHBORHOOD

The Uphams Corner neighborhood is one of the most varied areas of the City. It is composed of distinct sub-areas, whose existing recreational facilities and needs can be more effectively examined on an individual basis rather than as a total neighborhood. The distance between parks and playgrounds contributes to the prevalent feeling that particular facilities belong to a distinct sub-area. There is both a need to ensure that the residents of each sub-area are adequately served, as well as guaranteeing that all residents are able to use the facilities once they are constructed.

Sub-Areas

A. Columbia/Savin Hill

This sub-area is the most stable in the neighborhood. Approximately 75% of the homes are owner-occupied. Almost 60% of the households have lived in the neighborhood for over 5 years.

The existing recreational facilities are convenient to public transportation--Columbia and Savin Hill Stations--but those who use these parks generally walk to the site.

B. Uphams Corner/Jones Hill

The Uphams Corner-Jones Hill neighborhood is served by four bus lines running through Uphams Corner. There is no direct subway service. Commuter rail and Amtrak trains are now running on the Midlands Branch tracks and there is now a scheduled stop at Dudley Street near Uphams Corner.

Uphams Corner has no community school with indoor facilities. The closest school with indoor facilities is approximately one mile from Uphams Corner.

C. Quincy-Geneva (Brunswick-King)

Public bus routes run along Blue Hill Avenue to Mattapan and north to Dudley Station and the Orange Line. On Columbia Road access is provided to Andrew Station and Uphams Corner to the north and Forest Hills and Egleston Station to the Southwest. A bus route on Washington Street provides access to Ashmont Station. The area's recreational facilities are reached by its neighborhood residents by foot or car since there is no internal public transportation.

Most of this area's recreational facilities were built during the 1960's and early 1970's as a result of Model Cities and Urban Renewal Monies. The Urban Renewal Program provided funds for the construction of Children's Park on Intervale and Coleus Streets, Ceylon Hill Park on Magnolia and Brunswick Park on Brunswick Street off of Columbia Road. The Model Cities Program provided funding to construct Dr. Martin Luther King Playground on Lawrence Avenue. Ceylon Field was developed by the Parks and Recreation Department prior to these programs.

D. Dudley

The Dudley area is serviced by three bus lines. There is a commuter rail station at Dudley Street on the Midlands Railroad tracks, but the price, safety and schedule make this service inadequate.

Residential disinvestment has taken a serious toll on the Dudley area. As a result, 177 acres of vacant land is located in the Dudley neighborhood. Block after block of vacant lots have become littered by contractors who have demolished houses and reconstructed streets in the area. Garbage bags and tires have also been dumped on these lots creating the appearance of a no-man's land. However, there has been a clear effort on the part of individual residents and newly formed civic associations to begin to seek adequate recreational facilities.

E. Columbia Point

Columbia Point is located three miles southeast of downtown Boston. This 351 acre peninsula provides two miles of shoreline, mostly in public ownership. The Columbia Point Housing Project is the major residential area on the peninsula. This 1504 unit housing project was originally built in 1954 for a population of approximately 5000.

Since that time the number of residents has decreased substantially. Only 350 units are currently occupied, including 290 families and 60 elderly or handicapped households. With this decline in total population, the proportion of minority residents soared to the existing level of 86%.

Needs Assessment

A. Columbia-Savin Hill

1. Recreational Needs

a. Savin Hill

The recreational facilities in Savin Hill are some of the finest in the City, including Savin Hill Park, McConnell Park and Malibu Beach. These parks and playgrounds though are all located in the section of Savin Hill between the expressway and Morrissey Boulevard. Savin Hill Park contains the only tennis courts in the entire Columbia/ Savin Hill area. McConnell Park contains the only softball and baseball field in the area. The McConnell Park tot lot is one of the finest and best equipped in the City.

Savin Hill benefits greatly from the Colonel Daniel Marr Boy's Club, which is located on Deer Street off Dorchester Avenue, between Melvinside Terrace and Roach Street and is used by 1,500 boys and girls of all ages from both the Columbia-Savin Hill area and sections of Uphams Corner (primarily Jones Hill). Its facilities are quite extensive, well supervised and well maintained.

b. Columbia

Columbia contains 4 recreational facilities: Dorset Street Tot Lot, Meany Playground, Ryan Playground and Richardson Park.

Children living north of Savin Hill Avenue and south of Columbia have three possible play areas. Ryan Playground on Dorchester Avenue which is in relatively good condition with only minor improvements needed. This facility is primarily a tot lot. Consideration should be given to whether the teen area and tot lot should be located in such close proximity without a buffer zone in between them.

Meany Playground, presently in poor condition, has received funding for reconstruction in 1980. Residents have expressed an interest in having a basketball court, sitting area and tot lot constructed on the site.

Richardson Park in Edward Everett Square has only a small space for active play. The Blake House constructed in 1648, Boston's oldest standing residence, is located in the middle of Richardson Park. In order to ensure the protection of the Blake House from damage, the amount of active play space has been intentionally limited.

In the section of Columbia, between Columbia Road and South Boston, there is only one play area, a small dilapidated tot lot on Dorset Street. This lot is scheduled to have elderly housing constructed upon it. A new tot lot on a nearby site should be built to replace this facility.

In addition to the aforementioned outdoor facilities, the "Little House" on East Cottage Street provides an indoor basketball court.

2. Urban Wilds Sites

There are two Urban Wilds Sites in Columbia/Savin Hill area, Patton Cove and Savin Hill Cove, which are protected by the City of Boston's Conservation Commission. Savin Hill Cove, containing 2,390 acres, is composed of a harbor shoreline, a tidal cove, a salt marsh vegetated by grasses, tidal flats and a gravel beach. This site provides scenic views of Boston Harbor and the Islands and hilled neighborhoods of Dorchester to the west. The Marsh tidal flats are in good condition but the shoreline is disturbed. Pattons Cove, containing 9.13 acres, contains a salt marsh, tidal flats and coves. The condition according to a Boston Urban Wilds Survey is poor; 50% of the site has been disturbed by sewer outfalls and dumping has destroyed 50% of the marsh vegetation.

3. Comparison to NRPA Standards

Residents in the Columbia Point section would have to go to Columbus Park in South Boston or McConnell in Savin Hill to get to the nearest playfield. Instead, children unwilling to travel the great distances or cross the expressway, use small, cluttered lots in often congested residential areas to play baseball, football or soccer.

4. Maintenance

Once the existing lots are either relocated (as Dorset Street Tot Lot) or refurbished (as Meany Park) the supply will greatly increase. Two City-owned lots on Doris and Maryland Streets were cleaned and mulched by the Boston Redevelopment Authority's Open Space Management Program for interim use as small play areas. There is no money allocated to provide permanent equipment or maintenance money and the residents are expected to keep these areas clean.

The development of an outdoor facility on the vacant lots on Melvinside Terrace and Dorchester Avenue adjacent to the Colonel Marr Boy's Club would alleviate a need for basketball and tennis courts or a large playing space. This area is mostly industrial and would not disturb any existing residences.

Maintenance has been a severe problem in Columbia/Savin Hill's parks and playgrounds. These facilities have been maintained less than in other portions of the Uphams Corner Planning District. Private groups such as The Marr Boys' Club or the Little House could be contracted with for maintenance and programming activities for specific outdoor nearby facilities.

Supply of Recreational Open Space in Columbia/Savin Hill

NRPA Standards and Columbia/Savin Hill Open Space Supply
Recommended and Available

<u>Population Ratio Standards</u>	<u>Minimum Amount</u>	
	<u>Recommended In Columbia/ Savin Hill</u>	<u>Amount Available In Columbia/ Savin Hill</u>
10 acres/1000 people	150	42.84
50% active recreation	75	16.56
50% passive recreation	75	26.28
25-50% neighborhood oriented	37.5-75	42.84
50-75% city-wide oriented	75-112.5	0
1 playlot/vest pocket park/250/1250 (less than one acre)	14	4
1 neighborhood park/2000-10,000 (5-20 acres)	1.5-7	4
1 district park/10,000-50,000 (20-100 acres)	1	0
1 metropolitan park/50,000 (100+ acres)	0	0
1 regional park/100,000 (250+ acres)	0	0
1 baseball field/6,000	2	1
1 softball field/3,000	5	1
1 tennis court/2,000	7	4
1 basketball court/500	30	4
1 golf course/25,000	$\frac{1}{2}$	0

B. Uphams Corner/Jones Hill

1. Recreational Needs

Uphams Corner/Jones Hill has a significant shortage of adequate recreational open space. Even with the renovation of the three existing community facilities--Bird Street Gym, Belden Street Tot Lot and Downer Avenue Playground there is still a major deficiency in outdoor recreational needs.

The Bird Street gym once renovated should fulfill the needs of Uphams Corner for indoor recreational space. The Uphams Corner Recreational Center, Incorporated, a multi-racial group of concerned individuals, was formed in 1973 to reopen the Bird Street Gym, formerly run by the Parks and Recreation Department. Plans to rehabilitate the building were underway when a fire caused over \$100,000 damage. Funds have been allocated from the 1978-1979 Community Development Block Grant to complete this renovation. Programs designed for this facility will accommodate children and adults and will be staffed by multi-racial supervisors.

One of the oldest burial grounds in the United States is located at the intersection of Columbia Road and Stoughton Street in the Uphams Corner Business District. Established in 1633, the Dorchester North Burial Ground is listed on the National Register of Historic Places and is of significance due to its association with Dorchester's prominent founding citizens, and its exceptional inventory of 17th, 18th and 19th Century funerary sculpture. A cement wall surrounds the burial ground and shields it from the site of both passers-by and patrolmen.

Because it is surrounded by a high wall that restricts visibility and limits police surveillance, the grounds have suffered from vandalism in recent years. A proposal to remove parts of the wall and replace it with wrought iron fencing is under consideration.

a. Jones Hill

Jones Hill's only playground, located on Downer Avenue, is in poor condition. Both its basketball court and the tot lot are badly vandalized. This facility may be more appropriately used as either a tot lot or a playground, but is inadequate as a combined facility. The tot lot might work better if it were relocated to a different part of Jones Hill.

b. Belden-Humphrey

The rest of Uphams Corner has only one outdoor facility, a tot lot on Belden Street, directly behind Uphams Corner market and the commercial block on Dudley Street. Although only two years old, it has suffered from vandalism. A new, more securely anchored fence should be installed.

c. Virginia-Monadnock

This sub-area has no recreational facility within its boundaries. The Belden Street tot lot is inaccessible to small children from this area due to the need to cross the extremely busy Dudley Street. Although two sites were previously considered for a tot lot, the residents feared teenagers and young adults would use the facility as a "hangout". A large vacant lot on Monadnock Street near the Midlands Railroad tracks was recently cleaned, graded, mulched and fenced by the BRA's Open Space Management Program. Although the residents requested that this lot be fenced in with no gate to prevent its use, this lot is used by children who jump across the fence.

2. Accessibility of Facilities

The Midlands Railroad tracks is now an active transportation line carrying 60-80 trains a day. These tracks create a barrier to children wishing to use playgrounds on the west side of the railroad. There is a potential danger created by these trains for neighborhood kids since the tracks were formerly used as a short cut. Both Ceylon Field and Hannon Playground have large active playing surfaces but are separated from Uphams Corner by these railroad tracks. Dudley Street and Columbia Road are busy streets with a high flow of vehicles which discourages children unaccompanied by parents from traveling on these streets to reach distant playgrounds.

3. Urban Wilds Sites

The Uphams Corner area contains no Urban Wild sites at present and there are none under consideration for protection.

4. NRPA Standards

These standards are clearly inapplicable to a highly dense urban area where there is not room to satisfy such standards as a nine-hole golf course or 30 basketball courts. These standards do indicate though a definite lack of minimum facilities in the Uphams Corner area. Uphams Corner has only 2 play lots which is clearly inadequate for 15,000 people of which 5,500 are under 13 years old. This matter is immeasurably worse due to the extremely poor condition of the area's two small play areas. This area as indicated contains no softball or baseball fields; residents of this area have to leave their immediate neighborhood to play at Ceylon Field, Hannon Playground and Eustis Playground. At the Downer Avenue Playground there are two basketball backboards but both the hoops and nets are missing. Once the Bird Street Gym is renovated the number of available indoor basketball facilities will increase, but there will still be a shortage. Uphams Corner's residents have no tennis courts available to them. Although the NRPA standards

are high, this area should have tennis courts available. The closest tennis facilities are at Savin Hill Park which is 3-4 miles away or at the King School Park or Ceylon Hill Park in the Quincy-Geneva area several miles away.

5. Maintenance

The maintenance of existing playgrounds in the Uphams Corner area is a severe problem. Both the Bird Street Gym and Downer Avenue Playground have been allowed to deteriorate to the point of needing a large amount of funding to renovate them.

The Belden Street tot lot built with Community Development Block Grant funds, was requested by the immediate neighborhood and they agreed to maintain it. This tot lot was never transferred to the Parks and Recreation Department. The neighborhood was neither provided with enough funds or equipment to successfully accomplish this task. Once the fence surrounding the tot lot was stolen, the residents were unable to afford to replace it or to tap City resources. The two-year old park quickly deteriorated as it was unprotected against vandals.

Supply of Recreational Open Space in Uphams Corner/Jones Hill

NRPA Standards and Uphams Corner/Jones Hill Open Space Supply
Recommended and Available

<u>Population Ratio Standards</u>	<u>Minimum Amount Recommended In Columbia/Savin Hill</u>	<u>Amount Available In Columbia/Savin Hill</u>
10 acres/1000 people	150	.93
50% active recreation	75	.93
50% passive recreation	75	0
25-50% neighborhood oriented	37.5-75	.93
50-75% city-wide oriented	75-112.5	0
1 playlot/vest pocket park/250/1250 (less than one acre)	14	2
1 neighborhood park/2000-10,000 (5-20 acres)	1.5-7	0
1 district park/10,000-50,000 (20-100 acres)	1	0
1 metropolitan park/50,000 (100+ acres)	0	0
1 regional park/100,000 (250+ acres)	0	0
1 baseball field/6,000	2	0
1 softball field/3,000	5	0
1 tennis court/2,000	7	0
1 basketball court/500	30	0
1 golf course/25,000	$\frac{1}{2}$	0

C. Quincy-Geneva (Brunswick-King)

1. Recreational Needs

This area has an adequate number of baseball and softball fields although Ceylon Field is in need of improvements to the playing surface. Residents living near Blue Hill Avenue may find this facility too far away for younger children.

The area contains two sets of tennis courts in King School Park and Ceylon Hill Park; these facilities are adequate for the existing population.

As part of the Brunswick-King Urban Renewal Area, the Brunswick Gardens apartment complex for families was started but never finished. HUD now has control over the project and will be seeking a developer to finish this complex. Residents of this area have stated that they would like to see elderly housing, partly due to the large number of children already in the area and competition for existing recreational facilities. Whatever the outcome, some recreational space, whether passive or active, must be provided for the new tenants. The City should insist that recreational space be provided by the developer as part of the complex.

Additionally, along the edge of Quincy-Geneva near Blue Hill Avenue and behind the Grove Hall Business District, large areas of vacant land, primarily City-owned, are being considered for 235 single-family owner-occupied clustered housing and possibly elderly housing near Grove Hall. Recreational facilities should be considered part of this overall scheme. If 235 housing units are built near Blue Hill Avenue a children's play facility will be essential.

2. Accessibility of Facilities

The area lacks sufficient facilities especially for small children who need a place to play near their homes. For indoor recreation residents must go to Uphams Corner to use the Bird Street Gym.

3. Urban Wilds Sites

There are no existing Boston Urban Wilds sites in the Quincy-Geneva area and there are no sites for which protection is being sought.

4. NRPA Standards

The National NRPA Standards are not appropriate for this densely populated area of the City, but they do reveal where deficiencies may be. Quincy-Geneva's 3½ acres of open space is clearly inadequate for its population of 5,747, of which almost half is under 18.

5. Maintenance

The existing facilities are all in need of some maintenance. The Martin Luther King tot lot on Lawrence Avenue, owned by the Real Property Department, should be transferred to the Parks and Recreation Department for maintenance. Any new facilities that are constructed in the future should be built with the understanding that the residents will aid the Parks and Recreation Department with simple maintenance tasks.

Supply of Recreational Open Space in Brunswick-King

NRPA Standards and Brunswick-King Open Space Supply Recommended and Available

<u>Population Ratio Standards</u>	<u>Minimum Amount Recommended In Columbia/ Savin Hill</u>	<u>Amount Available In Columbia/ Savin Hill</u>
10 acres/1000 people	57.47	3.474
50% active recreation	28.73	3.13
50% passive recreation	28.73	0.29
24-50% neighborhood oriented	28.7	3.47
50-75% city-wide oriented	43.09	0
1 playlot/vest pocket park/250/1250 (less than one acre)	4.5	5
1 neighborhood park/2000-10,000 (5-20 acres)	1	1*(1.72ac.)
1 district park/10,000-50,000 (20-100 acres)	0	0
1 metropolitan park/50,000 (100+ acres)	0	0
1 regional park/100,000 (250+ acres)	0	0
1 baseball field/6,000	1	3
1 softball field/3,000	2	1
1 tennis court/2,000	3	2
1 basketball court/500	11	3
1 golf course/25,000	0	0

* For the purpose of this study a neighborhood park is anything over 1 acre.

D. Dudley

The Dudley area contains a large number of parks and playgrounds, although for the most part, these facilities have been allowed to deteriorate to the point at which they are unusable. As mentioned above, Dudley's population is concentrated in pockets which are often surrounded by acres of vacant land.

1. Recreational Needs

a. Shirley-Dudley

The Shirley-Dudley sub-area has two recreational facilities: Edward Clifford (Eustis) Playground and the Mason Pool. The Mason Pool has been recently renovated by the Parks and Recreation Department and is well used when open. The hours of operation should be extended to include Sunday and holiday openings when children are home from school. The majority of vandalism is done when this facility is closed. Eustis Playground has received a UPARR grant of \$145,000. This funding should provide monies for renovation of the existing tot lot and reconstruction and expansion of facilities located at the playground on Norfolk Avenue.

b. St. Paul's

There are three playgrounds located in the St. Paul's portion of Dudley which are well used but poorly maintained. Hannon Playground on Dudley Street is in extremely poor condition. The car repair garage, located on park property is both a fire hazard and blighting influence, and is now scheduled for demolition. Once rid of this structure, the land can be used as a starting point to renovate the park. This playground is heavily used both by the Day Care Center across the street, by neighborhood residents, as well as the Las Iglesias Softball League.

In the southern portion of Dudley near Blue Hill Avenue are two playgrounds: Woodcliff Street Playground and Winthrop Street Playground. Both of these facilities need immediate repairs. Since they are so heavily used, the maintenance of these recreational sites must be continuous.

There are over 200 Cape Verdean families living in Dudley and these individuals have expressed the need for a soccer field in this area.

To make up for the deficiencies which exist in the recreational open space in the Dudley-St. Paul area, community and private groups have sought to organize for the establishment of facilities to meet the community's needs.

Near a triangular piece of the St. Paul area bounded by Blue Hill Avenue/Dudley/and West Cottage Street the residents have begun the process of setting up a non-profit corporation, under the name of the Roxbury Neighborhood Open Space Council. This multi-ethnic group has been working with the United States Forest Service, the State Department of Environmental Management and the Boston Redevelopment Authority to begin the implementation of a small recreational area to be part of an overall open space recreational system. The group has been successful to date in receiving a commitment of \$35,00 to begin Phase I of their plan. This includes \$30,000 of State Department Environmental Management funds and \$5,000 from the Urban Forestry Assistance Program. Technical Assistance has also been committed by the above Urban Forest Assistance Program. This project is much needed by both the existing community to clean-up and fix-up their environment and to provide much needed recreational open space.

There are also several street associations who are seeking assistance to establish either tot lots for their areas or community gardens. These uses should be encouraged if community maintenance is to be assured.

2. Urban Wilds Site

The Sargent Street Association has worked with the Boston Redevelopment Authority's Open Space Management Program to clean and improve vacant lots in their area. There is a large area of vacant lots on Sargent Street which is located on the edge of Sargent Street Hill which should be designated as a Boston Urban Wild Site and protected by the Conservation Commission. From the wooded site one gains spectacular views of the Boston skyline. The residents have been working with the Boston Natural Areas Fund to provide funds to fix-up this site and to establish a neighborhood land trust which would maintain this land.

3. NRPA Sandards

The NRPA standards indicate that Dudley has a large number of recreational facilities for its population, especially, the number of baseball and softball fields, located at Hannon and Eustis Playgrounds. These fields are for the most part in poor condition but out of necessity are heavily used. There is a severe need for tennis courts, basketball courts and tot lots. There is one tennis court at Winthrop Playground; this is clearly inadequate for close to 10,000 people. Basketball courts exist at Hannon, Winthrop and Eustis but there is much competition for their use. There are four tot lots in Dudley: Hannon, Winthrop, Woodcliff and Eustis. Due to the great distance between these playgrounds, acres of vacant land surrounding these facilities and very busy streets which serve as barriers to neighborhood children, the number of tot lots is clearly deficient.

Supply of Recreational Open Space in Dudley

NRPA Standards and Dudley Open Space Supply Recommended and Available

<u>Population Ratio Standards</u>	<u>Minimum Amount Recommended In Columbia/ Savin Hill</u>	<u>Amount Available In Columbia/ Savin Hill</u>
10 acres/1000 people	98	12.2
50% active recreation	49	11.11
50% passive recreation	49	1.09
24-50% neighborhood oriented	24-49	12.2
50-75% city-wide oriented	49-73	0
1 playlot/vest pocket park/250/1250 (less than one acre)	3	5
1 neighborhood park/2000-10,000 (5-20 acres)	1	1*
1 district park/10,000-50,000 (20-100 acres)	0	0
1 metropolitan park/50,000 (100+ acres)	0	0
1 regional park/100,000 (250+ acres)	0	0
1 baseball field/6,000	2	5
1 softball field/3,000	3	3
1 tennis court/2,000	5	1
1 basketball court/500	20	3
1 golf course/25,000	1/3	0

* For the purpose of this study a neighborhood park is anything over 1 acre.

E. Columbia Point

1. Analysis/Discussion of Neighborhood Recreation Needs

The present recreation program at Columbia Point does not address the needs of the community. There is one City owned recreation building located on a 13.5 acre parcel of land. As a result of extensive vandalism, there were numerous windows, window grills, doors and masonry totally destroyed leaving the building open to additional vandal attack and damage from the elements. The building in its present condition constitutes an extreme danger to persons and properties of this community. The City is in the process of reviewing the damage and ascertaining the cost of repair. The second major problem has been the absence of staff to provide the necessary supervision of recreational activity.

There are approximately 900 youths between the ages of 1 through 18 years living on Columbia Point. The youth are interested in opening the recreation building for full utilization by all residents. The C.P. Crime Prevention Program completed a recreation survey of 600 youths to ascertain their recreation interests. Most of the Youth reported an interest in volleyball, basketball, track racing, swimming, football, etc.

2. Comparison of Typical Facilities to NRPA Standards

It would be extremely difficult to compare the present amount of available recreational facilities to the national standards given the size of the remaining population of Columbia Point. To make a comparison at this time would give the appearance that Columbia Point has an over abundance of facilities.

The Columbia Point redevelopment Project is a 10 year development plan which will result in 1,400 units of new and rehabilitated housing units. The new community will create a sizeable population increase along with the need for more recreational facilities.

Supply of Open Space in Columbia Point

NPRA Standards and Columbia Point Open Space Recommended and Available

<u>Population Ratio Standards</u>	<u>Minimum Amount Recommended In Columbia/ Savin Hill</u>	<u>Amount Available In Columbia/ Savin Hill</u>
10 acres/1000 people	10	13.5
50% active recreation	5	6.7
50% passive recreation	5	6.7
24-50% neighborhood oriented	3.24	13.5
50-75% city-wide oriented	6.75	0
1 playlot/vest pocket park/250/1250 (less than one acre)	1	1
1 neighborhood park/2000-10,000 (5-20 acres)	0	1
1 district park/10,000-50,000 (20-100 acres)	0	0
1 metropolitan park/50,000 (100+ acres)	0	0
1 regional park/100,000 (250+ acres)	0	0
1 baseball field/6,000	0	2
1 softball field/3,000	0	1
1 tennis court/2,000	0	2
1 basketball court/500	2	2
1 golf course/25,000	0	0

* For the purpose of this study a neighborhood park is anything over 1 acre.

Goals and Objectives

1. Improve and Upgrade Existing Recreation Facilities:

- A. Undertake design review for those sites in need of major rehabilitation. This process will include community participation.
- B. Provide suitable play equipment in playlot areas where such equipment is lacking.
- C. Rehabilitate play surfaces and protective barriers where necessary.

2. Increase Opportunities for Water Based Recreation

Dorchester's waterfront represents an under-utilized open space resource with great potential for intensive recreation activity.

- A. Continue to protect and improve water quality in all publicly controlled water resource areas.
- B. Remedy access problems to waterfront sites and improve visual character of surrounding open space.
- C. Develop water edges within the waterfront area for pedestrian and marina uses as well as other passive recreation activities.
- D. Provide urban design and development incentives for privately developed shorefront recreation.

3. Protect, Increase Awareness and Passive Recreational Use of Upham's Corner, Burial Ground.

- A. Protect and increase awareness of this site through the removal of the visual barrier created by a concrete wall surrounding the Burial Ground.
- B. Support a program for environmental improvements adjacent to the Burial Ground, including a shade tree planting, street and sidewalk improvements.

4. Improve Accessibility to Existing Sites for Elderly and Handicapped Users.

This goal reflects the continuing need to remove architectural and natural barriers for use of facilities by the handicapped. Activities supporting this goal should focus upon both physical changes as well as programmatic changes in the Uphams Corner Planning District. Emphasis should be placed on those parks located near elderly housing developments.

5. Determine Locations for Development and Conservation of New Neighborhood and Community Wide Recreation Sites.

Five Year Action Plan

A. Columbia/Savin Hill

1. Potential Areas or Sites for Development

- a. Dorchester Avenue: There presently exists a large undeveloped vacant lot on Dorchester Avenue in Savin Hill. It is proposed that this site be acquired by the City, developed for recreational use, and then turned over to the Colonel Dan Marr Boy's Club for maintenance, programming and supervision.
- b. Relocation of the Bellflower Street Tot Lot in order to make way for the development of Elderly Housing which is presently under negotiation.

2. Rehabilitation Priorities

- a. Meany Park - design presently underway
- b. Savin Hill Park

B. Uphams Corner/Jones Hill

1. Potential Areas or Sites for Development

- a. Virginia/Monadnock: The existence of a few vacant lots, coupled with a great lack in outdoor recreation space makes this area prime for some form of recreational development (passive and/or active).
- b. Vacant lot located on Stoughton and Bakersfield Streets: The Stoughton Street Association is presently examining potential uses for this small lot. Possibilities suggested thus far include a tot lot and garden site.

2. Rehabilitation Priorities

- a. Downer Avenue Playground
- b. Belder Street Tot Lot
- c. Uphams Corner Burial Ground

C. Quincy-Geneva

Any future recreational areas or sites which need to be acquired in the Quincy-Geneva area should be planned and developed in conjunction with new housing construction. This would include both new HUD-sponsored 235 housing on the vacant land near Blue Hill Avenue and the completion of Brunswick Gardens. Adequate recreational facilities must be included in any plans to alleviate already tight competition for existing recreational facilities.

The existing recreational facilities must be renovated. The majority of the existing recreational open space is in fair condition, repairs are needed in order to prevent future costly expenditures. Parks and playgrounds in this area should not be allowed to deteriorate any further, prompt action is imperative.

If the Parks and Recreation Department cannot manage these facilities, the maintenance of these playgrounds should either be contracted out to a private organization or a community organization.

Funding sources such as the Federal Urban Parks Recreation Recovery Program, State Department of Environmental Management funds, Federal Neighborhoods Self-Help funds or Federal Community Development Block Grant funds should be tapped in order to provide both renovation, maintenance and program planning funds.

The City's Capital Budget could also be used for either renovation of existing parks or construction of new facilities.

D. Dudley

The existing recreational facilities in the Dudley area are drastically in need of renovation. If the Parks and Recreation Department can not manage these site community or private management should be encouraged.

Programming in these playgrounds is important especially during the summer months. Many of the existing community agencies could provide these services if provided with funding sources.

It is important to ensure that these facilities are available for all racial and ethnic groups. Maintenance as well as programming activities should be directed to achieve this aim.

Every effort should be made to encourage the involvement of the community and to support their initiatives.

1. Overview

A new community is proposed at Columbia Point that would transform 105 acres of vacant land, largely abandoned public housing and retail mall into a 1,500 unit mixed-income community with recreational amenities, retail shopping and community facilities.

Important elements of the new development program are the waterfront improvements and creation of an 18-20 acre recreational area, which will take advantage of its waterfront location and exciting views while providing varied recreational opportunities for Columbia Point and surrounding neighborhoods. The new recreation area will extend along the northern shoreline of Columbia Point from Mother's Rest at Carson Beach to the opposite tip of the peninsula where the Kennedy Library is located. It will provide an opportunity for a variety of

water-oriented activities and include a beach, a boat basin, waterfront promenade, bike path, picnic areas, children's playground, basketball and tennis courts, and meadows for informal play. When completed, the recreation area will provide a missing link in a five mile chain of waterfront recreation areas along Dorchester Bay. It will provide continuous public waterfront access from Castle Island in South Boston to Malibu Beach in Dorchester. The recreation area will also act as a catalyst in revitalization of Columbia Point by attracting new residents and potential developers.

The waterfront improvements will require sizable funding over the next five years since the existing shoreline and recreational facilities are in deteriorated condition. The phasing of the improvement will have to be coordinated with phasing for the redevelopment of Columbia Point, so that parts of the shoreline are available for use as the new housing is constructed or the existing housing rehabilitated.

2. Recreation Area Program

The new recreation area will be referred to as Old Harbor Recreation Area and will extend along the northern shoreline from Mother's Rest to the Kennedy Library. At the present time, the only recreational opportunity for the residents of Columbia Point is the Parks & Recreation Department operated children's playground, basketball and tennis courts, ballfields and recreation building. These facilities need upgrading and they will be physically integrated in the new recreation area. A beach and boat basin will be constructed to allow for swimming, sunbathing and boating. A waterfront promenade will connect the Old Harbor Recreational Area to the Carson Beach and Kennedy Library promenades.

a. The beach will be located near the proposed housing and will be accessible on foot to the residents and by car to other visitors. There will be beach parking provided next to the existing recreation building. Some picnic facilities will be provided on the beach, restrooms and possibly a concessioner's stand may be accommodated in the recreation building. To protect the beach from the winds and waves while containing the sand, terminal structures such as breakwaters or groins will need to be constructed. Due to extensive tidal flats, some dredging will be necessary to create a swimming basin.

b. The boat basin will be located close to the future University/Community Center and Kennedy Library. It will accommodate 200-250 boats. There will be a public landing which would allow University commuter ferry and harbor cruise boats for the Kennedy Library to stop at Columbia Point. The boat basin will be protected from the northeast side by permanent breakwater, which can be used for strolling and fishing. A boat channel will have to be dredged to connect the boat basin to the main Dorchester Bay channel.

c. A waterfront promenade will extend along the entire northern shoreline and it will interconnect various parts of the recreation area. The promenade will allow for walking, sitting and enjoying of water views. The entire Old Harbor Recreation Area will be extensively landscaped with a diversity of planting suitable for seashore such as beach plums, oaks, dwarf pines, junipers, bayberry and others. Walkways in the recreation area will be a combination of hard paved surfaces, boardwalks or stone dust paths.

SUMMARY

FIVE YEAR ACTION PLAN

RECOMMENDATION

- Update and Revise Five Year Action Plan
- Identify Sites for Acquisition/new Development
- Continue Tree Planting Program
- Conduct Neighborhood Surveys & Meetings
- Eustis (Clifford) Playground
 - Phase One (design approved by)
 - Phase Two (ballfield & community bleachers)
- Hannon Playground (gamescourts & tot lot)
 - Softball field
- Meaney Playground (design underway)
- Downer Avenue Playground (reconstruction)
- Belden Street Tot Lot
 - Replace fence, mulch & loam, trees
 - Provide maintenance funding
- Woodcliff Playground (renovations)
- Dorset Street Tot Lot
 - (relocation & reconstruction)
- Winthrop Playground (renovations)
- Dorchester North Cemetary
- Ceylon Field (renovation)
- Provide New Major Facility Abutting
 - Colonial Marr Boys Club
- Provide New Facility in Virginia/Monadnock
- Savin Hill Park Rehabilitation
- Provide Community Groups with
 - Maintenance Contracts

RECOMMENDATION

Provide New Minor Facility in Jones Hill

Provide New Recreational Facilities Along With
New Housing for Dudley & Quincy Geneva
(Brunswick King)

Support Plans for Historical Renovation of
Shirley Eustis House Grounds & Park

Renovate Additional Parks

WEST ROXBURY



WEST ROXBURY NEIGHBORHOOD

West Roxbury, located in the southwest corner of Boston, is the most suburban of the City's neighborhoods. It is a community characterized by well kept one and two family homes on tree-lined streets.

Land Use Patterns

West Roxbury contains 4,252 acres, and based on the 1970 census data, is the least dense neighborhood in Boston with 8 persons per acre. There are 653.54 acres of publicly-used open space, with 491.16 acres in conservation lands, and 162.38 acres used for recreation.

West Roxbury's predominant land use is residential, with a major neighborhood commercial node along Centre Street, and other centers of commercial/retail activity along the VFW Parkway, and at Washington/ Grove Streets.

There are two land uses unique to West Roxbury: the West Roxbury Crushed Stone Quarry, and the Gardner Street Landfill. The Quarry comprises some 80 acres and is currently operating in a residential neighborhood of one and two family homes. The current operator projects that quarrying operations can be economically continued for the next 20 years. A reuse plan needs to be developed by the City and residents for implementation when the quarrying ceases. The site has been designated an Urban Wild, and offers opportunities for recreation and other land uses. Adjacent to the Quarry is the 76 acre site of the Roxbury Latin School. This is the oldest private grammar school in the country, and the site has also been listed as an Urban Wild.

The second significant and unique land use is the Gardner Street Landfill, closed in 1980. Consultants have determined that recreation uses are among the suitable reuses for this 90 acre site. With views of the Charles River from atop the Landfill, it offers recreation potential for the entire City of Boston. The community needs to have input in determining what types of recreation should be developed here, within the land capabilities.

Adjacent to the Quarry is the 80-acre Dump Shoreline Urban Wilds site, which is also owned by the City of Boston. Recreation development at the Landfill should tie in with the opportunities available along the riverbank. Joint development of the areas should be considered.

Because of the constraints on the available vacant land (topography, etc.,) it is not expected that land use patterns will change significantly in the future in West Roxbury. Many of the vacant parcels have natural rock outcroppings, or wetlands characteristics which make construction difficult and costly. Some development of homes and light industry and commercial uses, where zoned, can be anticipated, but this growth should not put a significant increased demand on conservation/recreation open space.

West Roxbury's particular density, population, income levels and land use factors relate to open space policies in the following general ways: Neighborhood residents appear to have the time and resources to spend on recreation activities. Higher income levels indicate a choice factor other neighborhoods may not enjoy. Private forms of recreation (country clubs, organized groups, etc.) are an alternative for many residents of this neighborhood, as is the ability to travel out of the neighborhood for activities not available locally. In addition, many of the homes have private backyards, thus affording families personal recreation space.

High education and professional employment levels would seem to indicate an ability on the part of residents to be sensitive to the care and maintenance of public recreation facilities, as well as an awareness of diverse types of recreation. This neighborhood is likely to be in the forefront of adopting new trends in recreation activities, and in being able to buy sports equipment. This could include equipment necessary for youngsters to participate in organized sports activities, such as football and hockey. The large number of elderly residents also indicates a need for sitting areas and passive recreation opportunities.

Transportation

West Roxbury is well-served by arterial highways; the Veterans of Foreign Wars Parkway and West Roxbury Parkway ring the neighborhood. Washington Street and Centre Street are also major routes. In addition, bus service from the Orange Line MBTA terminal at Forest Hills is available to West Roxbury. Recent cut-backs have decreased the bus service in the area, however, and there is no "cross-community" service - all routes currently travel north-south. The Needham Branch of the commuter rail service has been shut down until 1985, while the Southwest Corridor project is constructed. A major issue is the type of service to be provided when the line reopens: rapid transit or upgraded commuter rail. Current state policy is for the commuter rail upgrading while retaining the option of rapid transit service sometime in the future.

Needs Assessment

The National Parks and Recreation Association (NPRA) has set standards for open space in a community at 10 acres of open space for every 1,000 people. The chart below summarizes the open space in West Roxbury.

<u>1970 Population</u>	<u>Acres Open Space*</u>	<u>Space/ 1,000</u>	<u>NPRA Standard 10/1,000</u>	<u>Difference</u>
34,989	653.54	18.68	349.9	+ 303.64

*Includes all publicly-accessible open space, both conservation and recreational lands.

West Roxbury has more open space than is required according to the Standards. However, many of the open space acres serve a larger population than the people in West Roxbury. And over 100 of these open space acres are Parkways.

Conservation Areas

The 653.54 acres of open space in West Roxbury include 491.16 acres of conservation lands. Over 80%, or 400 acres of this conservation land is also used for passive recreation, and will be discussed in the recreation section below.

The remaining 91 acres of publicly-owned conservation land are comprised of the 81-acre dump shoreline and several smaller parcels. There may be opportunities to link the Charles River Dump Shoreline with recreation facilities to be developed at the adjacent Landfill.

While conservation lands are only one component of a community's open space plan, the opportunity to augment West Roxbury's open space by acquiring additional conservation lands is unparalleled.

There are 335.74 acres in privately-owned, designated Urban Wilds. These should be analyzed for potential as conservation land, recognizing that most conservation lands have not just significant, but unique natural features. Those sites which represent unique natural areas should be protected by the City, through a variety of mechanisms, including conservation restrictions, easements, gifts, etc.

The remaining privately-owned Urban Wilds sites which are not earmarked for conservation should also be protected. An Urban Wilds designation is not meant to preclude any development; it is meant to try and preserve those significant natural elements of the site. Boston should develop a permit system which would require the permission of the Boston Redevelopment Authority and/or Conservation Commission prior to construction on an Urban Wilds site.

Special user groups for conservation land certainly include the elderly, which comprise 22.5% of the population. Conservation areas, with limited developed passive recreation facilities such as paths, boardwalks, and benches, would serve this group. Provisions for handicapped persons to enjoy these sites should also be made.

Recreation Areas

The majority of open space acreage in West Roxbury is used for some form of recreation.

Recreation areas may be divided on the basis of activities pursued and facilities available. Active uses include sports activities such as tennis, softball, basketball, and gymnasium facilities, swimming pools, etc. Passive uses include picnicing, hiking and birdwatching.

In addition to overall Standards for open space in a community, the NPRA has also established Standards for the different types of recreation. The Standards call for 50% of the open space to be for passive recreation, and 50% for active recreation. The chart below summarizes West Roxbury's relation to the Standards. Note that 400 acres of conservation land is also classified as passive recreation land because of the availability of hiking paths, trails, bird-watching areas, etc.

<u>Total Recreation Acreage</u>	<u>Active Recreation</u>	<u>NPRA (50%) Standard</u>	<u>Passive Recreation Acres</u>	<u>NPRA (50%) Standard</u>
562.61	43.38*	175	519.23	175

*Includes school playgrounds

The 519.23 acres of passive recreation space include the West Roxbury Parkway and Bellevue Hill, and the Veterans of Foreign Wars Parkway. These open spaces were developed at a time when the Sunday drive was a form of recreation. Even today, while these roads serve as major arteries for the West Roxbury neighborhood, they are scenic and pleasant routes. The open space the Parkways provide should not be diminished, for, in addition to enhancing the roadway, the open space is an asset to the abutting homes. The green and tree-shaded Parkways help define West Roxbury as a suburban neighborhood, characterized by low densities and individual yards.

Other passive recreation open spaces have been described as "traffic islands"- these sites vary from .02 of an acre to .50 of an acre, and in addition to serving a traffic function, they can serve as a neighborhood green space. With community initiative, they can be attractively planted and become a focus of the block.

The remaining 43.38 acres are devoted to active recreation areas. West Roxbury's parks are generally in excellent or very good condition. The school playgrounds are mainly asphalt, with some type of equipment, such as swings, basketball hoops, etc. These areas are also in good condition, although usually lacking any kind of grassy play area.

The National Parks and Recreation Association has Standards for types of active recreation facilities. A summary chart follows:

<u>Facility</u>	<u>Standard/ 1,000 People</u>	<u>Required</u>	<u>Available</u>	<u>Deficient</u>
Baseball Diamonds	1 per 6,000	6	3	+ 2
Softball Diamonds (and/or youth diamonds)	1 per 3,000	12	1	11
Tennis Courts	1 per 2,000	17.5	10	7.5
Basketball Courts	1 per 500	70	3	62
Swimming Pools-25 meter	1 per 10,000	5	3	2
Swimming Pools-50 meter	1 per 20,000	4		
Open Space	10 acres per 1,000	349.9	653.54	303.64
Playlots	1 per 500-2,500	35	4	31
Vest pocket parks	1 per 500-2,500	35	2	33
Neighborhood parks	1 per 2,000-10,000	7	4	3
District parks	1 per 10,000-50,000	1	1	-
Large urban parks	1 per 50,000	-	-	-
Regional parks (8)	Serves entire pop.	-	-	-

The deficiencies in neighborhood open space exist in active recreation facilities. This will be addressed in part by the development of the West Roxbury Landfill. Neighborhood needs, such as additional tennis courts, jogging paths and winter activities can be located here, depending on the site's ability to accommodate these uses.

Many of the NPRA Standards appear excessive for this neighborhood because of the large amount of open space and the overall low residential densities. While more softball diamonds and tennis courts are needed, the basketball court Standard is certainly excessive. The Standards do not take into account the age structure of the neighborhood.

West Roxbury is expected to grow slightly by the year 2000. The demographic characteristics that presently exist may be expected to continue in this family neighborhood. With 39% of the population between 0 and 19 in 1970, this percentage can be expected to remain stable or increase slightly. Recreation activities will not be radically different, although the current trend in personal physical fitness should be expected to continue. Demand for jogging, bicycling and swimming facilities may increase. Winter recreation, such as cross country skiing, will also be on the increase.

A second city-wide need is for handicapped access to the parks and facilities. There are handicapped provisions at the MDC Phelan Pool and the playfields are generally accessible to handicapped persons, but they do not contain special facilities, such as lowered drinking fountains, modified tables, etc., for handicapped persons.

In 1970, over 80% of West Roxbury residents had at least one automobile. Yet, parking facilities at the parks are very poor. Provision of ample parking at existing and any new facilities are needs of this community.

Goals and Objectives

Open Space, for the purposes of this report, is broken down into two general categories: (1) conservation areas, which may include provision for such passive recreation activities as birdwatching and walking and (2) recreation areas, which include facilities for both passive recreation and more active forms of recreation.

A. Conservation Areas

Conservation areas are lands which are protected by public ownership or controls because of significant natural features. They can include watersheds, marshlands, shorelines, etc. In West Roxbury, there are eight such conservation areas, comprising 491.16 acres. Seven of the sites are publicly-owned; the eighth site, Sawmill Brook, is in the process of being acquired by the MDC. All of these sites have been designated as Urban Wilds.

Goals and Objectives

1. Preserve conservation areas.
 - A. Using the Action Sequence developed as part of the City's Urban Wilds Program, work to preserve the private areas most endangered.
 - B. Analyze the private Urban Wilds to determine which ones are suitable for conservation.
2. Acquire additional conservation land.
 - A. Encourage timely acquisition of 180-acre Sawmill Brook by the MDC.
3. Develop additional land use restrictions for privately-owned Urban Wilds.
 - A. Adopt a program to protect these areas through special zoning designation.
4. Develop citizen awareness for preserving conservation areas.
 - A. Institute programs in Community Schools on conservation. Develop a constituency for conservation to assist in preservation/regulation efforts.
 - B. Create awareness of the Urban Wilds Program, and the priorities already outlined for land preservation.
 - C. Publicize mechanisms for preserving conservation lands: tax benefits, conservation easements, gift procedures and transfers of property.

5. Develop suitable recreation uses in conservation areas.
 - A. As acquired, inventory conservation areas for potential recreation uses.
 - B. Discuss needs and desires for recreation opportunities in conservation areas with citizens and conservation groups.
 - C. Determine overall neighborhood need for recreation uses in conservation lands.
 - D. Provide access to areas which have recreation uses.

B. Recreation Areas

There are 162.38 acres of recreation lands in West Roxbury. These sites offer both passive and active recreation activities, and range from tennis courts to scenic roadways. In addition, 400.23 acres of the conservation lands offer passive recreation opportunities.

Goals and Objectives

1. Maintain recreation facilities and programs.
 - A. Work with community/neighborhood groups to develop innovative maintenance programs as appropriate.
 - B. Develop "parks awareness" programs to decrease vandalism and littering.
2. Work with neighborhood groups to determine recreation priorities.
 - A. Establish "Parks and Recreation" committees in existing neighborhood groups to work on open space issues.
3. Work with the Landfill Task Force to develop priorities and specific recreation programs for the West Roxbury Landfill.
 - A. Develop programs which are both compatible to the landfill, and which meet neighborhood and city-wide needs for recreation.
 - B. Develop funding strategies to implement the plans/ programs.
4. Assure access to recreation facilities.
 - A. Establish parking areas at existing facilities.
 - B. Provide handicapped access where difficult or unavailable.
 - C. Insure handicapped access in all new recreation facilities.

5. Maximize opportunities for development and expansion of recreation areas.
 - A. Using priorities established with the community, acquire new sites and provide needed programs.
 - B. Develop funding sources to accomplish this, including private sources of recreation money.

Five Year Action Plan

Priorities for action in the next five years for West Roxbury include:

1. Developing a recreation plan for the Gardner Street Landfill.

The Landfill Task Force should join with interested citizens of West Roxbury to prepare a plan for the use of the Landfill. Elements of the plan should include: study of Sasaki Associates report to understand the types of facilities/uses the Landfill can sustain; develop uses which meet the needs of the community, using this Open Space Plan as a starting point; determine funding sources, both public and private, to get the facilities built.

The Task Force should also consider the city-wide needs for recreation, since this is a large site. It should also consider the Urban Wilds designation for the Charles River shoreline adjacent to the site, in planning for recreation activities. Innovative uses in recreation should also be explored. For example, other cities are developing special playgrounds to accommodate both handicapped and non-handicapped children at the same time on the same specially-designed play equipment. Competitions could be held to name the site, or to discover an innovative use or unmet need.

2. Urban Wilds

Among the privately-owned Urban Wilds acres in West Roxbury, the Brook Farm site is particularly significant.

This property currently belongs to the Lutheran Church. The Metropolitan District Commission is seeking to acquire this wetlands in order to preserve the natural drainage land of the Charles River. In addition, Brook Farm is on the National Historic Register and is located on this property. Every effort should be made to encourage and assist the MDC to acquire this property.

The following chart summarizes a Five Year Strategy for Open Space.

Five Year Action Plan

Activity

PARK REHAB/RESTORATION

Mary Draper Playground
Install lights at ballfields.
Refurbish field - new
benches, etc.

Mary Draper Field
Sign needed - vandal-proof
lights for parking lot.
Rehab locker room.
Provide additional security.

PLANNING

Work with West Roxbury
Landfill Task Force to plan
recreation uses for re-use
of the site.

Establish working group in
vicinity of Carrolton Road
to explore development of the
Carrolton Road vacant lot as
a park.

Review passive recreation uses/
potential for conservation
lands.

Once Sawmill Brook is acquired
by MDC, assist in planning
passive recreation uses.

Update and revise open space and
recreation plan with assistance
of community residents.

Coordinate neighborhood open
space and recreation activities.

Participate in CDBG/Capital Budget
process to allocate funds for
parks/recreation purposes.

Activity

NEW PARK CONSTRUCTION

Gardner Street Landfill - design/
funding/implementation.

Carrolton Road
design/funding/implementation.

Hastings Street Lot
design/funding/implementation.

PARK REDESIGN/RECONSTRUCTION

Explore ways of improving
existing school playgrounds.

NEW RECREATION FACILITIES

Gardner Street Landfill -
Explore City-wide and
innovative recreation uses.
Provision of winter sports
activities; activities for the
handicapped.

Tie in development of Dump
Shoreline Urban Wilds area
with Landfill recreation
facilities: bicycle paths,
jogging paths, etc.

Additional tennis courts

RECREATION PROGRAMS

In conjunction with the School
Department, institute programs
at the school playgrounds.

Expand recreation programs for
elderly and handicapped
persons.

MAINTENANCE/MANAGEMENT

Improve and expand City's
maintenance program.
Allocate additional funds;
expand staff; acquire
equipment.

Activity

Explore additional sources of maintenance money: grants, private sources.

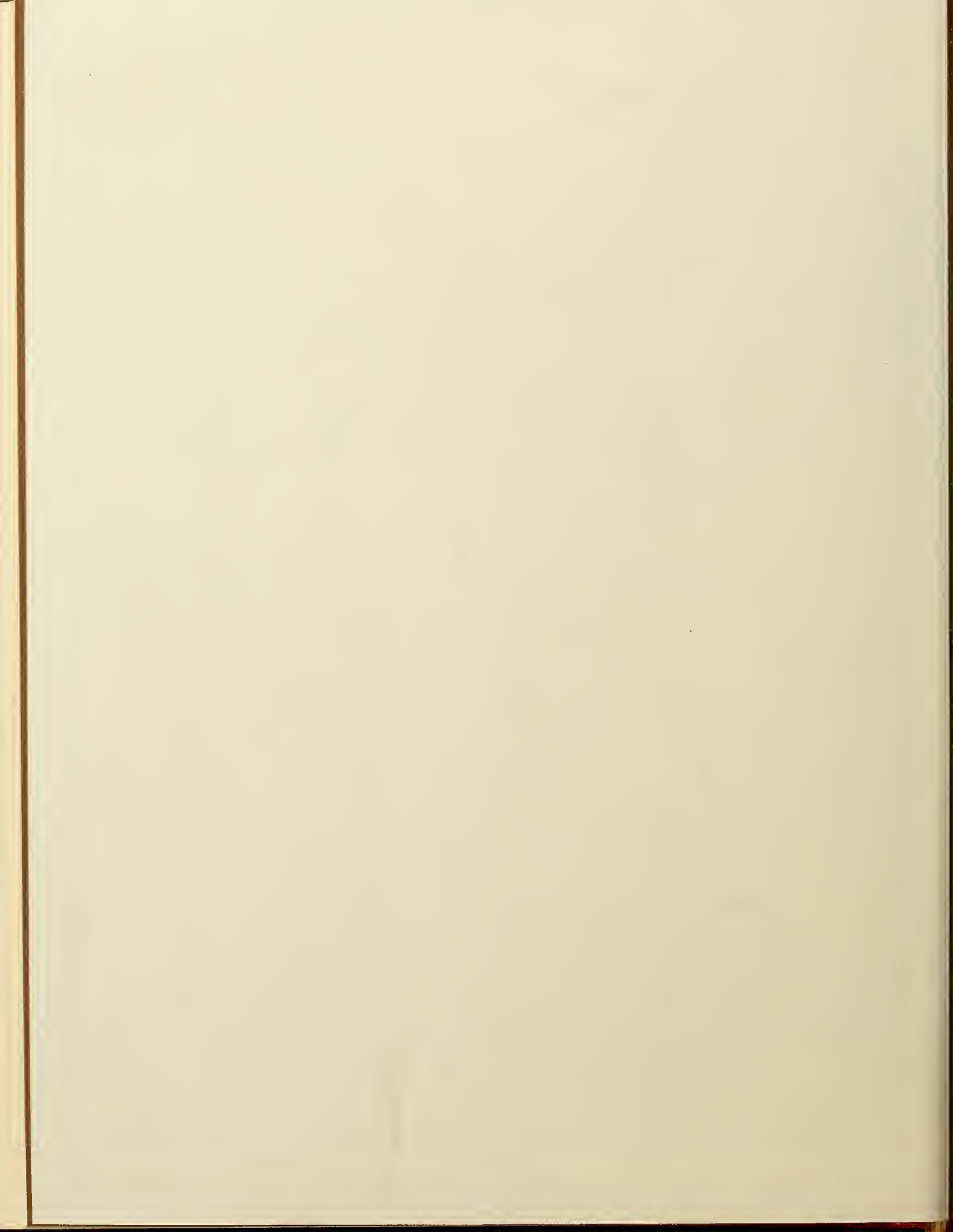
Develop community maintenance programs - Piemonte Park - Duffy Square.

PART IV
EVALUATION



IV. EVALUATION AND UPDATING OF ACTION PROGRAM

Evaluation and monitoring of both the plan and assessment portions of the program will be an ongoing process. The Public-Private Advisory Committee will provide the means for continued citizen participation during implementation. All development plans will be discussed with local groups and all City departments. An evaluation of the plan will be made on a yearly basis by the Parks & Recreation Department, the Boston Redevelopment Authority Neighborhood Planning Unit and the Neighborhood Development and Employment Agency. Priorities and schedules will be reviewed and plans for the following year will be discussed. Evaluation of the Action Program will also take place yearly on the preparation of the Parks & Recreation budget. A marketing analysis will be done and will provide a valuable tool in evaluating the Action Program. The comprehensive planning process of the City ensures that the plan's proposals will be continuously monitored and updated in response to the changing needs of the City's residents and the changing resources available to satisfy those needs. Copies of the Action Plan will be available at City Hall to aid in the updating process.



PART V

APPENDICES



PARKS AND RECREATION DEPARTMENT PROPERTY
OF HISTORIC SIGNIFICANCE WITH
LOCATION AND YEAR ACQUIRED

Parks and Parkways

Arborway, Prince Street to Franklin Park, 1892.
Arnold Arboretum and Bussey Park, South, Centre and Walter Streets,
1882,1895.
Back Bay Fens, Beacon street to Brookline Avenue, 1877.
Boston Common, Tremont to Park street, Beacon, Charles and Boylston
streets, 1634.
Commonwealth avenue, Arlington street to Kenmore street, 1894-1905.
Franklin Park (1833-84) Blue Hill avenue, American Legion Highway
Forest Hills street, Walnut avenue, Columbus avenue and Seaver
street.
Olmstead Park, Huntington avenue to Prince street, 1890.
Public Garden, Charles to Arlington and Beacon to Boylston streets,
1823.
Riverway, Brookline avenue to Huntington avenue, 1890.
Columbus Park.
Chestnut Hill Park, Beacon street and Commonwealth avenue, Brighton,
1898-1902.
Copp's Hill Terraces, Commercial and Charter streets, North End,
1893.
Dorchester Park, Dorchester avenue and Richmond street, 1891-1925.
Savin Hill Park, Grampian Way, Dorchester, 1909.

Playgrounds and Play Areas

Boston Common, Charles street side.
Columbus Park, South Boston.
Franklin Park, 1883-1884. (Playstead)
Harvard, John Mall, Main street, near City Square, Charlestown, 1943.

Public Grounds, Squares, Etc.

Blackston Square, Washington street, between West Brookline and
West Newton streets.
Braddock Park, between Columbus avenue and N.Y., N.H. & H.R.R.
City Hall Grounds, School street.
Harriet Tubman Square, Columbus and Warren avenues.
Concord Square, between Tremont street and Columbus avenue.
Copley Square, between Huntington avenue, Boylston and Dartmouth
streets.

Dock and Faneuil squares.

Franklin Square, Washington street, between East Brookline and East Newton streets.

Abraham Lincoln Square (formerly Park Square), Columbus avenue, Eliot street and Broadway.

Massachusetts Avenue Malls, four sections, between Albany street and Columbus avenue.

Angell Memorial Plaza.

Rutland Square, between Tremont street and Columbus avenue.

Union Park, between Tremont street and Shawmut avenue.

Waltham Square, Harrison avenue, opposite Union Park street.

Worcester Square, between Washington street and Harrison avenue.

Winthrop Square, Winthrop, Common and Adams streets.

Donovan, John F., Park, Meeting House Hill.

Peabody Square, Ashmont street and Dorchester avenue.

Wellesley Park, Wellesley park.

Harris, Horatio, Park, Walnut avenue, Munroe, Townsend and Harold streets.

Highland Park, Fort avenue and Beech Glen street.

Independence Square, Broadway, Second, M and N streets.

Telegraph Hill (Dorchester Heights).

Soldiers' Monument Lot, South and Centre streets, Jamaica Plain.

Monuments and Memorials

Blackston Memorial Tablet, Boston Common, 1914.

Crispus Attucks and Other Patriots of 1770, Boston Common (Boston Massacre), 1888.

William Ellery Channing, Public Garden, 1903.

Patrick A. Collins Memorial, Commonwealth avenue, 1908.

Declaration of Independence Tablet, Boston Common, 1925.

Dorchester Heights (Revolutionary), Telegraph Hill, South Boston, 1902.

Ether Memorial, Public Garden, 1867.

Football Tablet, Boston Common, 1925.

Curtis Guild Memorial Entrance, Boston Common, 1917.

John Harvard Tablet, John Harvard Mall, Charlestown, 1927.

Kosciuszko Tablet, Public Garden, 1927.

Lafayette Tablet, Boston Common, 1924.

Abraham Lincoln and Emancipation, Abraham Lincoln Square, 1879.

Donald MacKay, Castle Island.

John Boyle O'Reilly, Back Bay Park, 1896.

Francis Parkman Memorial, Olmstead Park, Jamaica Plain, 1906.

George F. Parkman Memorial Bandstand, Boston Common, 1912.

Paul Revere, Paul Revere Mall, Boston, 1940.

Colonel Robert Gould Shaw and 54th Mass. Regiment, Boston Common, 1897.

Soldiers' and Sailors' Monument, Boston Common, 1877.

Soldiers' Monument, Dorchester, Meeting House Hill, 1867.

Soldiers' Monument, Charlestown, Winthrop Square, 1872.

Soldiers' Monument, Jamaica Plain, Centre and South Streets, Jamaica Plain, 1871.

George Robert White Memorial, Public Garden, 1924.

Founding of Boston Memorial Tablet, Boston Common, 1930.

Statues

Samuel Adams, Adams Square, 1880.
Robert Burns, Back Bay Fens, 1919.
Colonel Thomas Cass, Public Garden, 1899.
John Endicott, Back Bay Fens (at Forsyth Way), 1937.
Leif Ericsson, Commonwealth Avenue, 1886.
Edward Everett, Richardson Park, 1867.
Admiral David G. Farragut, Marine Park, South Boston, 1895.
Benjamin Franklin, City Hall Grounds, 1856.
William Lloyd Garrison, Commonwealth Avenue, 1886.
General John Glover, Commonwealth Avenue, 1875.
Edward Everett Hale, Public Garden, 1913.
Alexander Hamilton, Commonwealth Avenue, 1865.
Wendell Phillips, Public Garden, 1915.
Josiah Quincy, City Hall Grounds, 1879.
Charles Sumner, Public Garden, 1878.
General Joseph Warren, Warren Square, Roxbury, 1904.
George Washington, Public Garden, 1869.
John Winthrop, Marlborough Street at Berkeley Street, First
Church Grounds, 1880.
Labor Group, Franklin Park, 1930.
Science Group, Franklin Park, 1930.
(West Plaza Group), Boston Common, 1961.

Fountains

Brewer Fountain, Boston Common.
Copenhagen Memorial Fountain, Richardson Square.
Johnson Memorial Fountain and Gateway, entrance to Back Bay Park,
Westland Avenue.
"Maid of the Mist" and three other fountains, Public Garden.
West Street, Parkman Plaza, at Boston Common.
One fountain on each of the following locations:-
Blackstone, Franklin, and Reverend Francis X. Coppens squares
and Rayman Fountain and Union Park.

Bridges

Public Gardens

Foot Bridge, over Pond.

The Fens

Boylston, over outlet of the Fens.
Fens, over outlet of Muddy River.

Riverway

Bellevue, over Muddy River from Francis Street
Brookline Avenue, over Muddy River.

Bridges, cont'd.

Riverway

Berners street Foot Bridge, over Muddy River.
Berners street Foot Bridge, over Bridle Path.

Olmstead Park

Foot Bridges at Leverett Pond and over outlets of Willow Pond
and Ward's Pond.

Franklin Park

Endicott Arch, carrying Circuit Drive over walk at Ellicottdale.

Burying Grounds, Cemeteries and Tombs.

Bunker Hill, Bunker Hill street, Charlestown, 1807,
Central, Boston Common, City, 1756.
Copp's Hill, Hull street, City, 1659.
Dorchester North, Uphams Corner, Dorchester, 1633.
Eliot, Eustis street, Roxbury, 1630.
Granary, Tremont street, City, 1660.
Hawes, Emerson street, South Boston, 1816.
King's Chapel, Tremont street, City, 1630.
Market Street, Brighton, 1764.
Phipps Street, Charlestown, 1630.
Walter Street, West Roxbury, 1711.
Westerly, Centre street, West Roxbury, 1683.

APPENDIX II

Engineer's Survey

<u>Neighborhood</u>	<u>Facility</u>	<u>Condition</u>	<u>Improvements Needed</u>	<u>Estimated Cost</u>
<u>Allston/Brighton</u>				
	Cassidy (Chestnut Hill)	Gd./Excell.	playfield play area gen'l improvements	\$330K
	Chandlers Pond (Gallagher)	Good	gen'l improvements	\$200K
	Smith	Good	gen'l improvements fence playfield passive area	\$300K
	McKinney	Good	fence	\$50K
	Portsmouth (Murray)	Fair	passive area game courts play area	\$225K
	Rogers	Excell.	fence walks	\$100K
	Hobart	Gd./Excell.	gen'l improvements	\$30K
	Sorrento	Poor	total reconstruction	\$125K
	Joyce (Union Sq.)	Excell.	-----	-----
	Oak Square (Hardiman)	Excell.	-----	-----
	Hano	Gd./Excell.	infant play area	\$75K
	Ringer	Good	walks terraces develop building site	\$125K

<u>Neighborhood</u>	<u>Facility</u>	<u>Condition</u>	<u>Improvements Needed</u>	<u>Estimated Cost</u>
Allston/Brighton (squares)	Brighton	Good	phase 2 passive area	\$30K
	Chiswick	Gd/Excell.	-----	-----
	Kaplan	Fair	passive area	\$40K
	Oak Square	Good	decor. fence landscaping	\$50K
	Fern Square	Excell.	-----	-----
	Jackson Sq.	Good	landscaping benches walks pedestrian Lights	\$25K
	Public Grounds	Good	-----	-----
	Cunningham Sq.	Good	-----	-----
<u>Back Bay/Beacon Hill</u>				
	Common	Good	gen'l improvements	\$1M
	Public Gardens	Excell.	gen'l improvements	\$1M
	Clarendon	Excell.	-----	-----
	Phillips	Excell.	-----	-----
	Myrtle	Good	-----	-----

<u>Neighborhood</u>	<u>Facility</u>	<u>Condition</u>	<u>Improvements Needed</u>	<u>Estimated Cost</u>
<u>Black Bay/Beacon Hill</u>				
	Cashing	Good	reconstruction	\$100K
(Squares)	Copley Sq.	Excell.	-----	-----
	St. Stephens	Good	-----	-----
<u>Charlestown</u>				
	Barry	Fair/Poor	playfield passive area game courts	\$300K
	Ryan	Fair/Good	gen'l improvements playfield fence ped. lighting	\$250K
	Doherty	Fair/Good	gen'l improvements benches walks trees	\$50K
	Hill & Cook St.	Fair/Good	gen'l improvements walks pavements	\$25K
	Union St. (Rutherford)	Excell.	-----	-----
	Caldwell	Excell.	-----	-----
	Harvard Mall	Excell.	restore decorative pavements	\$200K
	Winthrop Sq. (training field)	Good	landscaping benches pavement fence restor.	\$100K
	McCarthy (Edwards)	Excell.	misc. improvements	\$50K

<u>Neighborhood</u>	<u>Facility</u>	<u>Condition</u>	<u>Improvements Needed</u>	<u>Estimated Cost</u>
<u>Charlestown</u> (Squares)	Hayes Sq.	Fair	-----	-----
	City Sq.	Fair	-----	-----
	Sullivan Sq.	Poor	fence	\$80K
	Phipps St.	Excell.	-----	-----
	Essex Sq.		no information	
	Hoverhill & Perkins		no information	
<u>Chinatown</u>	Pagoda Pk.	Excell.	-----	-----
	Hudson & Beach	Poor	reconstruct passive area	\$150K
<u>Dorchester</u>	Dorchester	Fair	tree program 1. league field playfield light game court restore walks	\$500K
	Garvey	Excell.	play area drainage	\$200K
	Walsh	Excell.	fence landscaping benches	\$125K
	McConnell	Good	bench fence	\$100K

<u>Neighborhood</u>	<u>Facility</u>	<u>Condition</u>	<u>Improvements Needed</u>	<u>Estimated Cost</u>
<u>Worcester</u>	Gibson Doherty (Townfield)	Good	playfield fence	\$200K
	Roberts	Good	tot lot fence passive area walks	\$225K
	Savin Hill	Excell.	-----	-----
	Columbia Pt.	Gd./Fair	tot lot walks passive area	\$75K
	Ronan	Excell.	tot lot game courts	\$75K
	Byrne	Excell.	-----	-----
	Cronin	Good	gen'l improvements landscaping passive area	\$80K
	Meany	Fair	passive area game courts	\$150K
	Quincy/Stan.	Good	gen'l improvements pavement passive area	\$50K
	Hemenway	Fair/Good	gen'l improvements playfield walks tot lot fence	\$400K

<u>Neighborhood</u>	<u>Facility</u>	<u>Condition</u>	<u>Improvements Needed</u>	<u>Estimated Cost</u>
<u>Dorchester</u>				
	Corbett (Town Meeting)	Good	-----	-----
	Old Hem. Sch. (site)	Good	game courts passive area	\$225K
	Richardson	Excell.	-----	-----
	Hannon	Fair	fencing passive area tot lot	\$250K
	Ryan	Good	gen'l improvements	\$30K
	Downer	Fair	gen'l improvements	\$30K
	Thetford St.	Fair/Gd.	passive area tot lot	\$125K
	Ripley	Fair/Poor	gen'l improvements game court fence	\$150K
	Savin Hill	Good	gen'l improvements	\$125K
	Donovan	Excell.	-----	-----
	Ceylon	Fair	playfield slopes games courts fencing	\$500K
<u>Dorchester</u> (Squares)				
	Edison	Excell.	-----	-----
	Henry	Good	landscaping	\$5K
	Coppens	Good	passive area	\$75K
	Wellesley	Excell.	-----	-----
	Mt. Bowdoin		passive area	\$125K

<u>Neighborhood</u>	<u>Facility</u>	<u>Condition</u>	<u>Improvements Needed</u>	<u>Estimated</u>
<u>Dorchester</u> (Squares)	Scalia	Fair	sod fence	\$40K
	O'Donnell	Good	-----	-----
	Centervale	Fair/Gd.	landscaping	\$25K
	Tremlett	Good	-----	-----
	Olsen	Fair	-----	-----
	Peabody	Fair	passive area fence benches	\$50K
	Denton	Fair	landscaping fence walks	\$50K
	Florida Mall	Fair	-----	-----
	Slgonguin Sq.		no information	
	Columbia		no information	
	Kane		no information	
	Doucette		no information	
<u>East Boston</u>	American Leagion	Fair	fence bleachers	\$200K
	E. Bos. Stad.	Good	wading pool passive area play area	\$250K
	Noyes	Excell.	play area	\$125K

<u>Neighborhood</u>	<u>Facility</u>	<u>Condition</u>	<u>Improvements Needed</u>	<u>Estimated Cost</u>
<u>East Boston</u>	Jefferies Pt.	Excell.	-----	-----
	McLean	Fair	gen'l improvements landscape benching	\$50K
	Sumner & Lamson	Excell.	-----	-----
	Paris St.	Good	passive area play area	\$125K
	Brophy	Excell.	-----	-----
(Squares)	Prescott	Good	fencing landscape	\$25K
	Maverick	Excell.	-----	-----
	Mendoza	Excell.	no information	
	Souza Pk. (Putnam Sq.)	Good	reconstruct as passive area	\$125K
	Saratoga & Byron	Good	passive area	\$50K
	London & Decatur	Excell.	tot lot	\$100K
	Central Sq. (Kelly)	Excell.	-----	-----

<u>Neighborhood</u>	<u>Facility</u>	<u>Condition</u>	<u>Improvements Needed</u>	<u>Estimated Cost</u>
<u>Kenway/Kenmore</u>				
	Back Bay/Fens		See Master Plan	
	Lee Play (Clemente Field)		-----	\$5M
	Evans Way	Excell.	-----	-----
<u>Franklin Field</u>				
	Franklin Field	Poor	gen'l restoration play field game courts passive area tot lot	\$3.5M
	Eeries Ellington	Fair/Good	landscaping gen'l improvements	\$25K
<u>Hyde Park</u>				
	Readville	Excell.	fence phase 2 play field	\$175K
	Ross	Good	fence play field	\$250K
	Amatucci	Gd./Excell.	passive area tot lot	\$150K
	George Wright		irrigation/pond exterior walls fence roadway	\$500K

<u>Neighborhood</u>	<u>Facility</u>	<u>Condition</u>	<u>Improvements Needed</u>	<u>Estimated Cost</u>
Hyde Park quares)	Wolcott	Good	passive area fence	\$5K
	Greenwood (Foley)	Fair	landscaping decor. fence	\$75K
	Woodworth	Fair	landscaping	\$5K
	Williams	Fair	landscaping	\$5K
	Webster	Fair	landscaping	\$5K
	Jones	Fair	landscaping	\$5K

<u>Neighborhood</u>	<u>Facility</u>	<u>Condition</u>	<u>Improvements Needed</u>	<u>Estimated Cost</u>
<u>Jamaica Plain/Mission Hill</u>				
	McLaughlin	Good	walks stairs fence	\$800K
	Jamaica Pond	Excell.	gen'l improvements	\$200K
	Daisy	Excell.	-----	-----
	Mission Hill	Gd./Excell.	play area fence	\$250K
	Olmsted	Fair	gen'l improvements	\$250K
	Mozart	Excell.	-----	-----
	South St.	Excell.	-----	-----
	Burroughs	Excell.	-----	-----
	Brookside	Excell.	-----	-----

<u>Neighborhood</u>	<u>Facility</u>	<u>Condition</u>	<u>Improvements Needed</u>	<u>Estimated Cost</u>
<u>Jamaica Plain</u>				
(squares)	Joslin Sq.		Being redone by Deaconess Hospital	
	Mahoney	Good	-----	-----
	Oak View	Good	-----	-----
	Monument	Excell.	-----	-----
<u>Mattapan</u>				
	Almont	Good	playfield jogging track tot lot	\$500K
	Walker	Good	fence playfield walks	\$500K
<u>North End</u>				
	N. End Park (bath house)	Good	fence playfield	\$150K
	Langone	Excell.	general improvements	\$150K
	DeFillipo	Fair	fence gen'l improvements passive area	\$125

<u>Neighborhood</u>	<u>Facility</u>	<u>Condition</u>	<u>Improvements Needed</u>	<u>Estimated Cost</u>
<u>North End</u>				
	Charter St.	Poor	gen'l improvements	\$50K
	Polcari	Fair/Gd.	-----	-----
	Cutillo	Fair	gen'l improvements	\$25K
	Foster	Poor	passive area tot lot	\$150K
	Rachel Revere Park	Good	-----	-----
	Paul Revere Mall	Excell/	-----	-----
	Copps Hill Terrace	Excell.	-----	-----

<u>Neighborhood</u>	<u>Facility</u>	<u>Condition</u>	<u>Improvements Needed</u>	<u>Estimated Cost</u>
<u>Poslindale</u>				
	Healy	Good	fence landscaping game courts	\$250K
	Fallon	Good	walks landscaping ped. lighting fence	\$250K
	Parksman	Good	fence	\$100K
	Adams	Excell.	-----	-----
(Squares)	Emmel Sq. (Gustav)		landscaping	\$5K
	Piazza Sq.		no information	
<u>Roxbury</u>				
	Eustis (Clifford)	Fair	playfield landscaping fence	\$750K

<u>Neighborhood</u>	<u>Facility</u>	<u>Condition</u>	<u>Improvements Needed</u>	<u>Estimated Cost</u>
<u>Roxbury</u>	Marcella	Good	general improvements fence tot lot	\$200K
	Washington	Good	playfield lighting general improvements	\$300K
	Howe	Good	fence	\$75K
	Woodcliff	Excell.	general improvements	\$30K
	Orchard Pk.	Poor	total reconstruction	\$250K
	Mt. Pleasant	Poor	general improvements	\$50K
	Little Scobie	Good	general improvements	\$50K
	Crawford St.	Fair	reconstruct playfield landscaping benches	\$125K
	Jefferson	Good	fence benches landscaping	\$100K
	Mason Pool		landscaping fence	\$10K
	King St.	Poor	total reconstruction	\$250K
	Lambert	Good	general improvements	\$30K
	St. James	Good	general improvements	\$25K
	Kitteridge	Excell.		

<u>Neighborhood</u>	<u>Facility</u>	<u>Condition</u>	<u>Improvements Needed</u>	<u>Estimated Cost</u>
<u>Roxbury</u>	Highland	Good	landscaping walks benches	\$100K
	Thorton	undeveloped	passive area	\$150K
	Walnut	Good	fence	\$15K
	Townsend	Good	benches landscape	\$30K
	Quincy	Good	general improvements	\$25K
	Harris Pk.	Excell.	-----	-----
<u>(Squares)</u>	Heath	Fair/Good	landscaping fence	\$10K
	Eliot	Gd./Fair	-----	-----
	Linwood	Gd./Fair	-----	-----
	Cedar Sq.	Gd./Fair	-----	-----
	Snyder Sq.	Gd./Fair	-----	-----
	Elm Hill	Gd./Fair	-----	-----
	Wolf Sq.	Gd./Fair	-----	-----
<u>South Boston</u>	Columbus	Excell.	Tot Lot vehicle barriers baseball field w/lights	\$500K

<u>Neighborhood</u>	<u>Facility</u>	<u>Condition</u>	<u>Improvement Needed</u>	<u>Estimated Cost</u>
South Boston	"L" St.		beach improvements timber dividers	\$250K
	Lee	Good	play area game courts fence	\$250K
	West 3rd St. (Flaherty)	Good	-----	-----
	Sweeney	Poor	general improvements passive area Tot Lot	\$100K
	Independence	Excell.	landscaping	\$30K
	Rev. Buckley	Poor	reconstruction	100K
(Squares)	Lincoln (Hannigan)	Excell.	-----	-----
<u>South End</u>	Derby	Excell.	-----	-----
	Sparrow	Excell.	-----	-----
	New Rotch (Peters)	Excell.	-----	-----
	Carter	Fair/Gd.	playfield tot lot tennis courts passive area	\$500K
	Ringold (Hanson)	Good	-----	-----

<u>Neighborhood</u>	<u>Facility</u>	<u>Condition</u>	<u>Improvements Needed</u>	<u>Estimated Cost</u>
<u>South Boston</u>				
	Rev. Buckley	Poor	reconstruction	\$100K
(Squares)				
	Lincoln (Hannigan)	Excell.	-----	-----
<u>South End</u>				
	Derby	Excell.	-----	-----
	Sparrow	Excell.	-----	-----
	New Rotch	Excell.	-----	-----
	Carter	Fair/Good	playfield tot lot tennis courts passive area	\$500K
	Ringold (Hanson)	Good	-----	-----
	W. Rutland	Good	-----	-----
	O'Doy		gen'l improvements passive area fence landscaping tot lot	\$75K

<u>Neighborhood</u>	<u>Facility</u>	<u>Condition</u>	<u>Improvements Needed</u>	<u>Estimated Cost</u>
<u>South End</u>	Plympton (Harrison)	Poor	passive area wading pool	\$150K
	Carlenton & Canton	Good	-----	-----
	Holyoke	Good	-----	-----
	Bradford St.	Excell.	-----	-----
	Columbus (Tubman)	Excell.	-----	-----
(Squares)	Castle Sq.	Poor	reconstruct tot lot passive area	\$150K
	Blackstone	Fair	landscaping walks fountains benches	\$250K
	Franklin	Fair		\$250K
	Chester		no information	
	Concord		no information	
	Rutland		no information	

<u>Neighborhood</u>	<u>Facility</u>	<u>Condition</u>	<u>Improvements Needed</u>	<u>Estimated Cost</u>
South End (Squares)	Union Sq.	-----	no information	-----
	Willaims	-----	no information	-----
	Braddock	-----	no information	-----
	Washington St./ Reynolds Way	Good	landscaping	\$5K
	Chandler	Excell.	-----	-----
	Waltham Sq.	Good	-----	-----
	Worcester	Fair	landscape walks fountain benching	\$250K
	Mass Ave.		gen'l improvements fence landscaping	\$50K
	West Roxbury	Draper	Good	entrance ped. lighting passive area tot lot
Billings		Excell.	fence walks	\$100K
Hynes		Excell.	-----	-----
Beethoven		Excell.	-----	-----
Duffie		Fair	landscaping gen'l improvements	\$15K
	Addington Rd.		no information	

